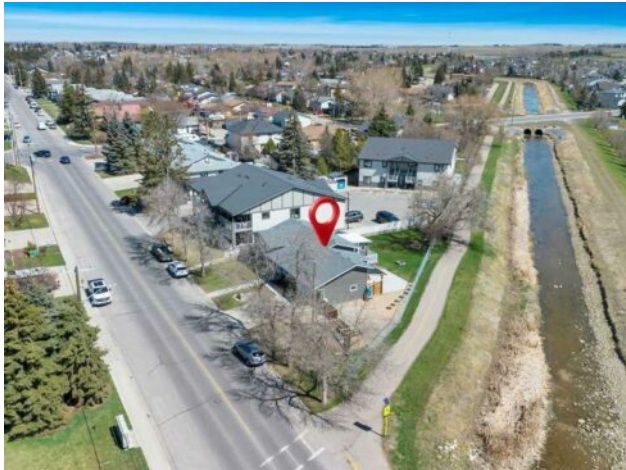


**1 Centre Street
Strathmore, Alberta**

MLS # A2217157



\$565,000

Division:	Downtown_Strathmore		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,371 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage, I		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Irregular L		

Heating:	Boiler, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings		

Inclusions: shed, fridge, garage furnace, garage shelves, monitor screen in garage

Welcome to this incredibly spacious and thoughtfully updated home located on a mature, landscaped lot centrally located next to kinsman park. Backing the scenic Western Irrigation Canal and pathway system, this property offers the ideal setting for families or investors—especially with its flexible R2 zoning. With over 2,400 sq ft of total living space across three levels, this home delivers a generous and functional layout that feels wide open and inviting. The main floor greets you with a large, light-filled living room and roomy front foyer with coat closet. Up a few steps, you'll find a well-designed kitchen featuring plenty of warm wood cabinetry, ample counter space, an eating bar, and both a breakfast nook and dining area—perfect for everyday living and family gatherings. The upper level offers three bedrooms and two full bathrooms, including a nicely updated primary en-suite. On the lower level, a fourth bedroom, third full bathroom, and spacious family room with in-floor heating provide a cozy retreat. You’ll also find a large laundry room and two separate storage areas—one of which includes a true root cellar and access to a 188 sq ft crawl space under the main level, giving you exceptional storage flexibility. The heated, oversized double attached garage (29' x 23') includes a man door to the backyard and a convenient walk-up entry to the lower level. Outdoors, the backyard is a relaxing and functional space with mature landscaping, a perimeter fence, a covered patio, upper deck, and a garden/storage shed. There's even space to create RV parking. Recent updates inside and out include: central air, newer siding, shingles, poured concrete patio and sidewalk, landscaping, paint, trim, window blinds, flooring, kitchen sink and backsplash, renovated bathrooms, front door, PEX plumbing, a new furnace, and a tankless on-demand hot

water system. This unique property combines space, location, and zoning flexibility—ready to welcome a growing family or the savvy investor looking for future potential.