

946 Briarwood Crescent  
Strathmore, Alberta

MLS # A2219200



**\$395,000**

Division:	Brentwood_Strathmore		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,207 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan		

Inclusions: NA

Make this outdoor oasis your home just in time to enjoy all of the perks of summer! With a large deck two level deck, plumbed and fitted for a hot tub, large yard and fire pit, it has everything you need for backyard BBQ season! Even a gate wide enough to drive your ATV through! The single attached garage and newly insulated, well lit shed are a craftsman's dream with built in work benches and plenty of storage. Inside you will find freshly painted walls, full sized windows (replaced in 2019), bringing in a ton of natural light. The open concept kitchen and living room feature a breakfast bar, perfect for entertaining. The two generously sized bedrooms have their own full bathroom, great for children or guests. The ideal layout has the primary bedroom on the opposite end with its own ensuite and soaker tub. You will notice the recently upgraded washer and dryer along with central A/C to keep you cool this summer. You will be walking distance to the Strathmore Stampede Grounds, Strathmore Family Centre, District Health Services, bike/walking paths, disc golf course and multiple schools. Book your showing today and be summer ready! Windows, doors, siding, eaves on mobile and garage, and garage roof shingles all replaced in 2019.