

B, 324 4 Avenue  
Strathmore, Alberta

MLS # A2225101



**\$260,000**

Division:	Downtown_Strathmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	938 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: None

This well-located unit puts you close to everything you need, all just minutes away! Schools, shopping, and quick access to the Trans-Canada Highway. The smart layout separates the bedrooms for added privacy, making it ideal for roommates, guests, or a quiet office setup. Enjoy your own sunny patio out front for BBQ's, morning coffees or just enjoying the peace and quiet. Step inside to an open concept layout that's bright and inviting. The kitchen features lots of storage and opens up to a spacious dining area, perfect for everyday meals or hosting friends. There's also a breakfast bar connecting the kitchen to the huge wide open living room. In-suite laundry? Yup! Also extra storage tucked just off to the side. You'll have one assigned parking stall, plus guest and street parking available. Pets are welcome too (just no aggressive breeds). With low monthly condo fees and great value, this place is perfect for first-time buyers or investors