

**301 3 Avenue
Strathmore, Alberta**

MLS # A2196595



\$379,900

Division:	Downtown_Strathmore		
Type:	Residential/House		
Style:	Bungalow		
Size:	879 sq.ft.	Age:	1934 (91 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	CB
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

* LOCATION, LOCATION, LOCATION * -DO NOT MISS out on this OPPORTUNITY to get into a FANTASTIC DOWNTOWN LOCATION!! LOCATED in the HEART of the DOWNTOWN DISTRICT on a "50 x 120 "CORNER LOT that is zoned CB -COMMERCIAL BUSINESS- So many OPTIONS with this GREAT PROPERTY!! TURN KEY MOVE IN, RENTAL, BUSINESS, OFFICE, or HOLD as INVESTMENT for FUTURE DEVELOPMENT. Be sure to ask your Realtor for the Town of Strathmore Land Use Bylaw or visit the Town of Strathmore Development Department for additional information regarding the Land Use Designation.