

**109 Ranch Ridge Meadow  
Strathmore, Alberta****MLS # A2198440****\$315,000**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | The Ranch_Strathmore  |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 1,143 sq.ft.          | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parking Pad           |               |                   |
| <b>Lot Size:</b> | 0.03 Acre             |               |                   |
| <b>Lot Feat:</b> | No Neighbours Behind  |               |                   |

|                    |                  |
|--------------------|------------------|
| <b>Heating:</b>    | Forced Air       |
| <b>Floors:</b>     | Carpet, Linoleum |
| <b>Roof:</b>       | Asphalt Shingle  |
| <b>Basement:</b>   | Full, Unfinished |
| <b>Exterior:</b>   | Vinyl Siding     |
| <b>Foundation:</b> | Poured Concrete  |
| <b>Features:</b>   | No Smoking Home  |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 345 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | R2X    |
| <b>Utilities:</b> | -      |

**Inclusions:** N/A

INVESTORS OR FIRST TIME HOME BUYER! IMMEDIATE POSSESSION AVAILABLE. This spacious townhouse offers a perfect layout for roommates or small families. With 2 large bedrooms and 2.5 bathrooms, each bedroom has its own privacy while sharing ample living space. The open-concept main floor features a well-appointed kitchen with a dining area, comfortable living area, and a convenient half bath for guests. The unspoiled basement offers endless potential - whether you want extra storage, a home gym, or a finished space to suit your needs, the choice is yours! 1 parking space right outside your front door. Don't miss out on this prime location that is close to shopping. Pet friendly (2 cats or dogs) with board approval. Contact your favourite Realtor today!