

**823 Bay Road
Strathmore, Alberta****MLS # A2201338****\$350,000**

Division:	Brentwood_Strathmore		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,278 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	23-24-25-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Soaking Tub		

Inclusions: living room TV mount,

Welcome to your new home in Strathmore, Alberta. This property offers the perfect blend of comfort, style, and small-town charm. Located in the heart of Strathmore, this beautifully maintained home is ideal for modern living, whether you are a small family, a first-time buyer, investor, or looking for a peaceful retreat. The spacious layout features open-concept living areas filled with natural light and high ceilings, creating a warm and inviting atmosphere. Generous sized living room with fireplace. The kitchen is designed for both cooking and entertaining, ample countertop space, and cabinetry, and stainless steel appliances. The generous primary bedroom is complete with a walk-in closet. The 2nd bedroom offers abundance of space and light. There is a full bathroom, laundry area, along with a half bathroom. Step outside to enjoy a fully landscaped yard, perfect for summer barbecues, gardening, or simply unwinding with a coffee in the fresh air. This home is conveniently located near schools, pool, rink, parks, shopping, and all the amenities of town while still offering the tranquility of suburban living. Additional features include an attached garage, ample storage, and energy-efficient elements for year-round comfort including rough in for in floor heat in garage. Living in Strathmore offers many advantages. The town maintains a friendly, tight-knit community while providing access to modern conveniences, shopping, and dining. Families will appreciate the top-rated schools and family-friendly parks that make this a great place to raise children. The location allows for a quick and easy commute to Calgary, offering the benefits of a peaceful lifestyle with city access just a short drive away. Strathmore's affordable housing market ensures you get more home for your money compared to Calgary, making it a smart choice for homeowners. Outdoor

enthusiasts will love the variety of recreational opportunities, including walking trails, golf courses, lakes, and sports facilities that keep you active throughout the year. This home is a must-see ready for immediate possession. Do not miss the opportunity to own a beautiful property in one of Alberta's most sought-after communities.