

**126 Strathcona Circle
Strathmore, Alberta****MLS # A2210655****\$325,000**

Division:	Strathaven		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,291 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 328
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Attention first-time buyers, families, and investors! If you're wanting to put your personal design stamp on a property; then look no further than 126 Strathcona Circle! Wonderfully located in the quiet Strathaven Garden development, this 1,291 SF townhome strikes the perfect balance between function and comfort with 3 bedrooms, 2.5 bathrooms and a single car attached garage. With modern features, the property delivers exceptional value with its open-concept layout, stainless steel appliances and primary bedroom ensuite while leaving room in the budget to personalize the home to your own style and level of finishes. Enjoy the balcony off the living room that overlooks a courtyard with a playground—ideal for relaxing or keeping an eye on the kids—and the walkout lower level opens directly to the same green space, making outdoor access easy and seamless. Located close to schools, shopping, the recreation centre and hospital, this location is ideal for first-time buyers, families, and investors alike. This property at this price and in this location offers unlimited convenience, value, and the potential to make it the home of your dreams. Book your showing now before it disappears! Please note that this is a Judicial Court ordered sale.