

239 Ranch Ridge Meadow Strathmore, Alberta

MLS # A2212520


\$339,900

Division:	The Ranch_Strathmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,161 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, C		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 349
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2X
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: INCLUDED: Window Coverings- Blinds & Rods only, Cabinet/Shelving Storage in Powder Room & Main Upper Bath, Central Built-In Vacuum & Attachments sold AS IS

CORNER UNIT // MOVE-IN READY // 3 BEDS + 2.5 BATHS // FRESHLY PAINTED // SOUTH BACK PATIO // AIR CONDITIONING // DEEP PARKING STALL // AND MORE // Welcome to Unit #239 in Ranch Ridge Meadow! Freshly painted & move-in ready, this Original Owner home shows exceptionally well. 9’ Ceilings throughout the main level & additional side windows keeps this home light, bright & open! The spacious Living Room offers room for a large sectional sofa while the Kitchen offers an eat-up ledge, black appliances to include a newer Refrigerator & Dishwasher, and plenty of cabinetry and counter space for storage & meal prep. A Dining Room provides a cozy space for family meals, with access to the South Back Patio for BBQ’S & sunny afternoons with no direct neighbours behind! Plenty of space for the kids to run & play! Upstairs find a large Primary Bedroom with En-Suite & Walk-In Closet. Bedroom #2, Bedroom #3 & a Main Bath finishes this level. The Lower Level with Laundry includes a newer Washer & Dryer. This level, with a roughed-in Bathroom, awaits future development as the next Owner sees fit. Air Conditioning & upgraded Tankless Hot Water Heater included! With parking directly out front, take ease in knowing the landscaping and snow removal is taken care of! Pets allowed and welcomed with Board Approval. Just steps to the community playground, or walk to coffee shops, restaurants, shopping, downtown, Kinsmen Park & additional town amenities. Whether looking for a starter home or to downsize, this one hits the mark! Close to schools too! Book a showing today.