

323 Highland Circle  
Strathmore, Alberta

MLS # A2213061



**\$490,000**

Division:	Hillview Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,822 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to 323 Highland Circle, a rare opportunity in Strathmore's most desired neighborhood — Hillview Estates. This spacious 3-bedroom, 3-bathroom, 4-level split offers incredible potential with over 1,800 sq ft above ground and an additional 528 sq ft below, perfect for investors or a young couple looking to build equity and create their dream home. Step into the main living area featuring vaulted ceilings and tons of natural light, making the space feel bright and open. The kitchen walks out to a private deck, ideal for summer BBQs and morning coffee. On the lower level, enjoy a walkout to a large backyard that backs onto a peaceful green space. The double attached garage provides convenience and storage, while the home's layout offers flexibility for future updates and personal touches. Yes, it needs some TLC, but the location, layout, and square footage make this property an unbeatable value. Don't miss your chance to own in Hillview Estates—bring your vision and turn this gem into something truly special!