

**13, 204 Strathaven Drive
Strathmore, Alberta**

MLS # A2269981



\$274,900

Division:	Strathaven		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,116 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Guest, Off Street		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 409
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Bright and well-maintained 3-bedroom, 1.5-bath townhouse in desirable Strathaven! Enjoy a spacious main floor with laminate and tile, large windows for plenty of natural sunlight, a spacious living room, and an inviting kitchen with an eat-in area. Upstairs offers 3 comfortable carpeted bedrooms and a full bathroom. The unfinished basement is ready for your ideas. Excellent location — walk to schools, parks, and rec facilities, with easy access to shopping and Hwy 1. Strathaven is a family oriented community with an unbeatable location to schools. Clean, move-in ready, and full of value! Recent updates include a brand new stove and fridge (2025), hot water tank (May 2025), and windows (August 2024). The home has been well-maintained and is ready for a new owner today. This condo is pet-friendly (with restrictions and board approval). \$160.60 of the monthly condo fee goes to reserve fund contributions. Waste, yard/snow maintenance, and exterior repairs are covered by the condo board.