

411, 103 STRATHAVEN Drive  
Strathmore, Alberta

MLS # A2271025



**\$240,000**

<b>Division:</b>	Strathaven		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	814 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Outside, Side By Side, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 476
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Vinyl Windows		

**Inclusions:** None

Some homes feel good the moment you step inside. This one? It just feels right. Tucked into the community of Strathaven, this main-floor condo gives you the perfect mix of convenience, comfort, and room to grow. Whether you're a first-time buyer or downsizing into something simple and stress-free, this one checks the boxes. Step into an open layout built for easy living. The kitchen features a handy eating island—ideal for morning coffees, quick lunches, and late-night conversations. The living room brings the cozy with a gas fireplace that practically calls your name on those crisp Alberta evenings. Right off the living room, the patio door takes you out to a space with a gas BBQ hookup and direct access to the shared green space—kept immaculate by property management, who also handle snow removal. Translation? Less work, more life. The main floor includes two comfortable bedrooms, a full 4-piece bath, and one of the largest laundry rooms you'll find in a condo—complete with incredible storage. Then there's the bonus: a partially finished basement that boosts your square footage and your possibilities. With new flooring, a huge bedroom that just needs paint, a 3-piece bath, and a rec room ready for your finishing touches, this lower level can become anything—home gym, theatre room, playroom, guest suite, or that perfect chill-out space. Pets? They're welcome here too—with board approval. Possession? Quick and easy when you need it. Outside, enjoy two assigned parking stalls right at your doorstep. And the location couldn't be better—walking distance to a K-6 school and minutes to the Strathmore Hospital, arena, pool, skate park, curling rink, Ag Grounds, and all the town amenities locals love. This is the kind of home that gives you space, flexibility, and peace

of mind&mdash;wrapped in a community that&rsquo;s warm, connected, and proud. If you&rsquo;ve been waiting for a place that feels like the start of something good&hellip; you just found it. Ready to take a look? Let&rsquo;s get you in the door.