

1409 Strathcona Way  
Strathmore, Alberta

MLS # A2271045



**\$459,900**

<b>Division:</b>	Strathaven	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	Attached-Up/Down, Bi-Level	
<b>Size:</b>	873 sq.ft.	<b>Age:</b> 2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 2
<b>Garage:</b>	Single Garage Attached	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to this beautiful semi-detached bi-level home with over 1,600 SQ.FT of total living space; located in the desirable community of Strathaven, a peaceful, family-friendly neighborhood close to parks, schools, and all the amenities Strathmore has to offer. This bright and well-maintained home is perfect for first-time buyers, young families, downsizers, or investors seeking flexibility and value. Enjoy the convenience of a live-up/rent-down setup, featuring two fully developed two-bedroom suites. The lower level includes an illegal mother-in-law suite, with a private side entrance for added versatility. The main level features a welcoming open-concept layout with a cozy living room, spacious kitchen and dining area, two comfortable bedrooms, a full 4-piece bathroom, and upper-level laundry. Recent updates include new flooring and fresh paint throughout, giving the home a modern and refreshed look. The lower level offers a private entrance, second kitchen, two additional bedrooms, full bathroom, and ample storage space; ideal for extended family or as a mortgage helper. Notable updates include a new roof (2025) and hot water tank (2019). Outside, you'll enjoy a west-facing fenced backyard perfect for pets, gardening, or relaxing evenings, plus a single attached garage. Easy Main level Available and vacant for showings, Lower level occupied by a tenant (24 notice required). This Bi-level is Conveniently located near major amenities such as Walmart, Sobeys, Calgary Co-op, Cozy Cup Bar, Rocky's Bakery, Starbucks, PJ's Diner, and several parks including Strathmore AG Campground and Dinosaur Sledding Hill. Families will love the nearby schools like: Wheatland Elementary, Crowther Memorial Junior High, and Strathmore High School; all just minutes away. This lovely bi-level blends comfort, functionality, and investment potential.

&mdash; a wonderful opportunity to enjoy small-town living with big value.