

**331 Strathcona Circle  
Strathmore, Alberta**

**MLS # A2272424**



# \$359,000

<b>Division:</b>	Strathaven		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,395 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 334
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** none

Quick Possession! This 3 bedroom, 2.5 bath home is ready for the next family to enjoy. New carpet throughout the unit and recently painted nice End unit with a single attached garage. High ceilings and wide open floor plan has your kitchen overlooking your living room. Nice East facing balcony off the living room. The kitchen has upgraded cupboards, large eat in area for your table! Upstairs has 3 good sized bedrooms and a 4 piece bath. The primary bedroom has his and her closets, as well as a 3 piece ensuite with a large shower. The finished walk up basement has a family room, great for the kids play area and the laundry is located on this level as well as a storage room. All appliances and window coverings included., front attached garage for those cold winter mornings. Move in ready, call your favorite realtor today! Quick Possession is available, why rent when you can own!