

112 6 Avenue  
Strathmore, Alberta

MLS # A2279141



## \$339,900

<b>Division:</b>	Downtown_Strathmore		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,249 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Interior Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<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>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** refrigerator, electric stove, washer, dryer, garage door opener

AMAZING FULLY DEVELOPED - 3 BEDROOM - 2.5 BATHS - NO CONDO FEES !! Designed to maximize the living areas with no wasted space this family sized townhome is located in downtown Strathmore within walking distance to shopping and schools. The main floor offers a brightly lit open concept floor plan with a spacious living room that will accommodate a sectional sofa and more. The open ended dining area is positioned between the working kitchen and the living room. An abundance of oak cabinetry boasts plenty of upper and lower cabinets. There is a very large storage area next to the kitchen that can be combined as a walk in pantry and broom closet. A private 2 pc bath is just off the back landing and away from the kitchen area. Upstairs you will find a primary bedroom with a walk in closet and a four piece ensuite bath overlooking the quiet rear yard and an additional two bedrooms that share a four piece bath. The lower level boasts an open family room area and laundry area. Direct access from this level leads to the single attached insulated garage. There is a shed in the fenced rear yard to keep your bikes etc as well as any gardening tools that you might use to maintain the lovely vegetable garden patch behind the shed. Parking boasts one covered garage space, garage pad and also plenty of street parking. Enjoy the benefits of home ownership in this fantastic townhome with quick possession. Call your favorite realtor today. `