

\$490,000 - 206 Strathaven Bay, Strathmore

MLS® #A2193519

\$490,000

3 Bedroom, 2.00 Bathroom, 1,218 sqft

Residential on 0.13 Acres

Strathaven, Strathmore, Alberta

OPE HOUSE SUNDAY 2-4 PM Come See. NEW Furnace. NEW Hot Water Tank. NEW Roof. Price Adjusted to SELL. Welcome to 206 Strathaven Bay, a beautifully maintained home in a quiet cul-de-sac in Strathmore, Alberta. Offering Maximum TOTAL Square Footage 2425 LIVING SPACE, this inviting bungalow home offers a perfect blend of comfort, style, and functionality, ideal for families or retirees looking to enjoy small-town charm with easy access to city conveniences. Step inside to discover a bright and spacious main. The kitchen is a delight, equipped with new appliances and ample cabinetry. Adjacent to the kitchen, the dining area is like having your own sunroom with easy access to the backyard. The home boasts 3 bedrooms and 2 full bathrooms, including a serene primary bedroom complete with a full ensuite bath. The fully finished basement expands your living options with a CUSTOM MAN-CAVE, extra storage, and versatile spaces that can be customized to your needs. This house has CENTRAL AIR, a NEW furnace, a NEW roof, and NEW siding. Outside, the fenced and landscaped yard provides a tranquil retreat with plenty of room for kids, pets, or summer barbecues. Living in Strathmore means enjoying a welcoming community with top-rated schools, parks, walking trails, and local shops, all while being just short drive from Calgary. Whether you're looking to raise a family, downsize, or invest, this home presents an incredible opportunity. Don't



miss your chance to own this exceptional property

Built in 1997

Essential Information

MLS® #	A2193519
Price	\$490,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,218
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	206 Strathaven Bay
Subdivision	Strathaven
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1N4

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Open Floorplan, Beamed Ceilings, Ceiling Fan(s), Recreation Facilities
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 10th, 2025
Days on Market	70
Zoning	R1

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.