

# \$485,000 - 1207 Strathcona Road, Strathmore

MLS® #A2210633

**\$485,000**

4 Bedroom, 3.00 Bathroom, 1,204 sqft

Residential on 0.12 Acres

Strathaven, Strathmore, Alberta

Welcome to this family-friendly home in the community of Strathaven in Strathmore! This property offers 4 BEDROOMS (3 up), VAULTED CEILINGS, and a DOUBLE ATTACHED HEATED GARAGE— perfect for our Alberta winters. Step inside to find a bright and airy main floor with vaulted ceilings and a great OPEN-CONCEPT layout. The living, kitchen, and dining areas flow seamlessly, creating a welcoming space for everyday living and entertaining. From the dining area, step out onto the rear WEST-FACING DECK, complete with stairs leading down to the backyard. The primary bedroom is a true retreat, featuring its own vaulted ceiling, a 4-PIECE ENSUITE, and a spacious WALK-IN CLOSET. Two additional bedrooms and another full 4-piece bath complete the main level. One of the bedrooms includes a UNIQUE LOFT-STYLE SPACE above the garage — the PERFECT HIDEOUT or PLAY ZONE for kids! The walkout basement offers endless potential with a LARGE RECREATIONAL AREA, an additional bedroom, a 2-piece bath, and the ability to easily convert the space into a secondary legal suite (subject to approval and permitting by the city/municipality). Enjoy UNOBSTRUCTED WEST FACING VIEWS — ideally positioned to take in the Strathmore Stampede festivities! With alley access and space for RV PARKING, this home offers flexibility for your lifestyle. Located just minutes from schools, the hospital, and recreation facilities, this home



has everything you need in a great location.

Built in 2004

### Essential Information

MLS® #	A2210633
Price	\$485,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,204
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	1207 Strathcona Road
Subdivision	Strathaven
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1T3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Basement, Gas, Masonry
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	7
Zoning	R1

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.