

# \$315,000 - 109 Ranch Ridge Meadow, Strathmore

MLS® #A2198440

**\$315,000**

2 Bedroom, 3.00 Bathroom, 1,143 sqft

Residential on 0.03 Acres

The Ranch\_Strathmore, Strathmore, Alberta

**INVESTORS OR FIRST TIME HOME BUYER!**

**IMMEDIATE POSSESSION AVAILABLE.** This spacious townhouse offers a perfect layout for roommates or small families. With 2 large bedrooms and 2.5 bathrooms, each bedroom has its own privacy while sharing ample living space. The open-concept main floor features a well-appointed kitchen with a dining area, comfortable living area, and a convenient half bath for guests. The unspoiled basement offers endless potential - whether you want extra storage, a home gym, or a finished space to suit your needs, the choice is yours! 1 parking space right outside your front door. Don't miss out on this prime location that is close to shopping. Pet friendly (2 cats or dogs) with board approval. Contact your favourite Realtor today!

Built in 2007

## Essential Information

MLS® #	A2198440
Price	\$315,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,143
Acres	0.03
Year Built	2007



Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	109 Ranch Ridge Meadow
Subdivision	The Ranch_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 0A9

### **Amenities**

Amenities	Playground
Parking Spaces	1
Parking	Parking Pad

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Playground
Lot Description	No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	41
Zoning	R2X

### **Listing Details**

Listing Office

CIR Realty

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.