

# \$299,999 - 513 Strathaven Mews, Strathmore

MLS® #A2208758

**\$299,999**

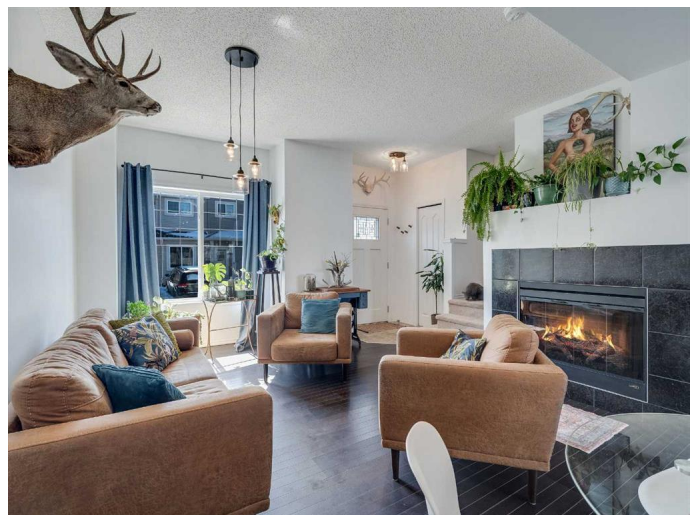
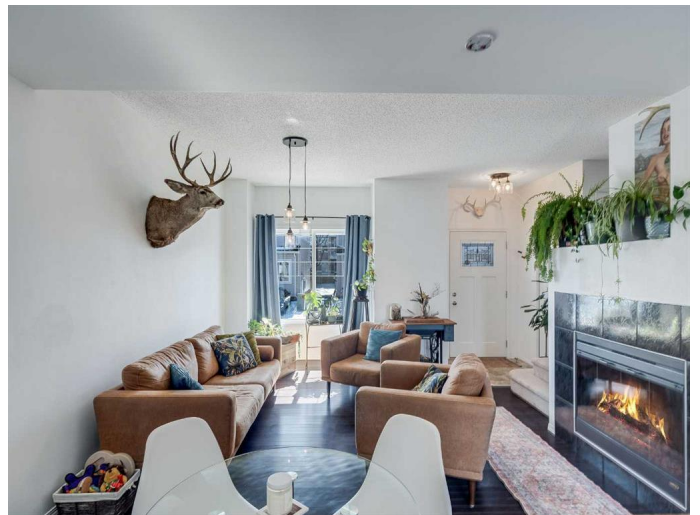
2 Bedroom, 3.00 Bathroom, 1,047 sqft  
Residential on 0.03 Acres

Strathaven, Strathmore, Alberta

Welcome to your new home in the vibrant community of Strathaven! This charming townhome is perfect for families seeking a blend of small-town tranquility and urban convenience. The main floor of this townhome is designed with an open and inviting layout, making it ideal for both relaxation and entertaining. Key features include a bright, open floor plan with ample natural light, elegant hardwood flooring, and a cozy fireplace for those chilly evenings. The raised breakfast bar provides a casual dining space, and a pantry cupboard offers additional storage for your kitchen essentials. Enjoy direct access to your private, fenced backyard, perfect for outdoor enjoyment and gatherings.

Upstairs, you'll find two spacious bedrooms, each offering comfort and functionality. These bedrooms are generous in size, providing ample space for relaxation. The 4-piece ensuite with a cheater door offers convenient access from both bedrooms, and the fantastic closet space ensures all your storage needs are met.

The basement of this townhome is fully finished and offers additional living space. It includes a laundry room equipped for your convenience, an additional 4-piece bathroom perfect for guests or family use, and a flex space that can be tailored to your needs, whether as a home office, gym, or entertainment area. This home comes with the



added benefit of two assigned parking stalls.

Strathaven is a family-friendly complex that offers a wealth of nearby amenities, including access to 10 schools, Bow Valley College, and a multi-season arena. Outdoor enthusiasts will appreciate the 40 hectares of parks and pathways, an aquatic centre, curling rink, and an 18-hole golf course. With a nearby hospital for peace of mind and its convenient location just a short 30-minute drive east of Chestermere, you'll experience the charm of small-town living while enjoying easy access to urban amenities. Strathmore offers a welcoming community with plenty to explore and enjoy. Don't miss out on the opportunity to make this fantastic townhome your own!

Built in 2006

### **Essential Information**

MLS® #	A2208758
Price	\$299,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,047
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	513 Strathaven Mews
Subdivision	Strathaven
City	Strathmore
County	Wheatland County

Province	Alberta
Postal Code	T1P 1P5

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 4th, 2025
Days on Market	11
Zoning	R2

### Listing Details

Listing Office	Royal LePage Solutions
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