

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

MLS® #A2208758

**\$299,999**

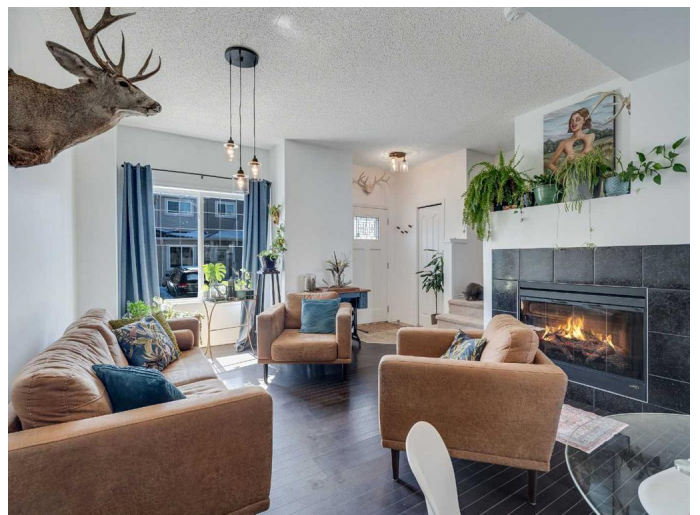
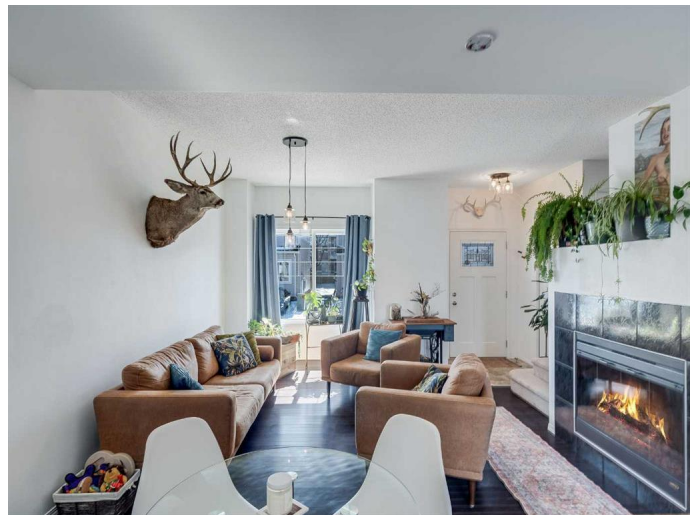
2 Bedroom, 3.00 Bathroom, 1,047 sqft  
Residential on 0.03 Acres

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 | 2               |
| Zoning         | R2              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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.