

# \$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	Beamed Ceilings, Ceiling Fan(s), Open Floorplan, 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 56

Zoning R1

### **Listing Details**

Listing Office RE/MAX Landan Real Estate

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