$525,000 - 361 Strathford Boulevard, Strathmore

MLS® #A2210817

$525,000
4 Bedroom, 3.00 Bathroom, 1,039 sqft
Residential on 0.12 Acres

Strathaven, Strathmore, Alberta

You know that feeling when you drive up to a home and it just feels right? This is one of those places. Perfectly positioned just steps from an elementary school on a generous lot with convenient back alley access to a heated double detached garage, this home checks all the boxes for families, investors, and couples looking for a smart move. Strathmore continues to grow as one of Albertaâ€™s best-kept secretsâ€”affordable, full of community spirit, and just a quick commute into Calgary. Inside, this home is in fantastic condition. The kind of property where the big things are already done for you: new paint, updated flooring, fresh shingles, upgraded appliances, and even new garage siding. You can move right in, relax, and enjoy. The main floor features a bright and functional layout with two nicely sized bedrooms, a full main bath, and a primary bedroom complete with its own full ensuite. The oak kitchen cabinetry adds warmth, durability and charm, complemented by newer stainless appliances and a island for food preparation. Thereâ€™s a large eating area with access to the east facing deck and a roomy living room with a brand new picture window that fills the space with natural light and fresh airâ€”just imagine sipping your morning coffee here. But hereâ€™s the rare gem: a developed walk-out basementâ€”a unicorn in this neighborhood on this style of home. Downstairs youâ€™ll find a practical mudroom entrance, a spacious rec room, a bedroom, an office that could be a 5th

bedroom with the addition of a closet, a full bathroom, and a combined laundry/utility room with washer, dryer included. Whether you need space for the kids, guests, or even a home-based business, thereâ€™s room for it all. This home offers versatility, comfort, and long-term value. The lot is large enough to breathe, and the alley access gives you flexibility and well just space to spread out. Whether you're a young family wanting to be near schools and rec facilities, a couple looking to grow into your next chapter, or an investor looking for a turnkey rental in a hot marketâ€”this property delivers. The home is ready. The location is ideal. The opportunity is yours for the taking. Come see what makes this homeâ€”and Strathmoreâ€”so special.

Built in 2001

Essential Information

MLS® #	A2210817
Price	$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,039
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	361 Strathford Boulevard
Subdivision	Strathaven
City	Strathmore
County	Wheatland County

Province	Alberta
Postal Code	T1P 1P2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, See Remarks, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	8
Zoning	R1

Listing Details

Listing Office	RE/MAX Key

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