

# \$379,900 - 301 3 Avenue, Strathmore

MLS® #A2196595

**\$379,900**

2 Bedroom, 1.00 Bathroom, 879 sqft

Residential on 0.14 Acres

Downtown\_Strathmore, Strathmore, Alberta

\* LOCATION, LOCATION, LOCATION \* -DO NOT MISS out on this OPPORTUNITY to get into a FANTASTIC DOWNTOWN LOCATION!! LOCATED in the HEART of the DOWNTOWN DISTRICT on a 50 x 120 CORNER LOT that is zoned CB -COMMERCIAL BUSINESS- So many OPTIONS with this GREAT PROPERTY!! TURN KEY MOVE IN, RENTAL, BUSINESS, OFFICE, or HOLD as INVESTMENT for FUTURE DEVELOPMENT. Be sure to ask your Realtor for the Town of Strathmore Land Use Bylaw or visit the Town of Strathmore Development Department for additional information regarding the Land Use Designation.

Built in 1934

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2196595    |
| Price          | \$379,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 879         |
| Acres          | 0.14        |
| Year Built     | 1934        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 301 3 Avenue        |
| Subdivision | Downtown_Strathmore |
| City        | Strathmore          |
| County      | Wheatland County    |
| Province    | Alberta             |
| Postal Code | T1P 1B4             |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks                                 |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                     |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished                            |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Corner Lot, Level |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 59              |
| Zoning         | CB              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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