

# \$330,000 - 609 Strathaven Mews, Strathmore

MLS® #A2217696

## \$330,000

3 Bedroom, 2.00 Bathroom, 1,155 sqft

Residential on 0.03 Acres

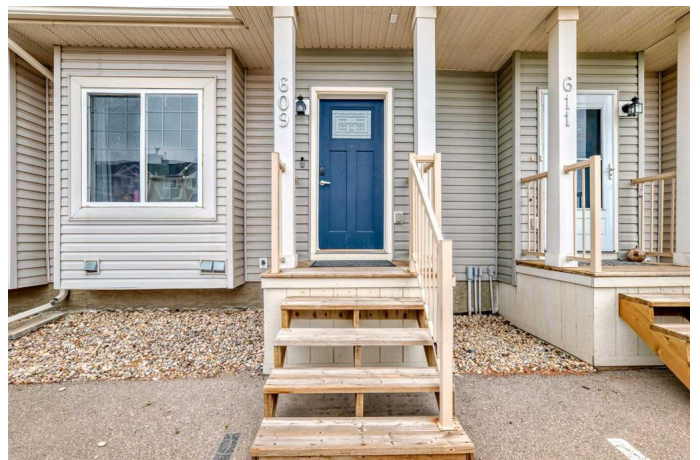
Strathaven, Strathmore, Alberta

Welcome to 609 Strathaven Mews, a standout 3-bedroom townhouse offering one of the BEST LAYOUTS and LOCATIONS in the complex. Enjoy a PRIVATE BACKYARD that opens directly onto GREENSPACE with MATURE TREES, FOREST, LAKE, and FARM VIEWS, a RARE FIND offering unmatched tranquility and outdoor beauty. With NO REAR NEIGHBOURS and a LARGE, FINISHED DECK, it's the perfect spot for BBQs, morning coffee, or evening relaxation.

Inside, you'll find a BRIGHT and OPEN CONCEPT layout featuring a SPACIOUS U-SHAPED KITCHEN with BLACK STAINLESS APPLIANCES, plenty of counter space, MODERN LIGHTING, and excellent flow into the dining and living areas. Upstairs includes THREE BEDROOMS, including a SPACIOUS PRIMARY BEDROOM with a CHEATER ENSUITE and ample closet space.

The FULLY FINISHED BASEMENT offers excellent versatility and comfort with a THEATRE ROOM that doubles as a REC ROOM or PLAY SPACE. A dedicated STORAGE ROOM is already ROUGHED IN FOR A FUTURE BATHROOM, and the entire basement is SOUNDPROOFED BETWEEN FLOORS to reduce sound transfer and maximize comfort.

TWO PARKING STALLS are included, and CONDO FEES are LOW at just \$288.54 PER



MONTH. Ideally located in a quiet Strathmore neighborhood, close to SCHOOLS, PARKS, PATHWAYS, and AMENITIES, this home offers incredible VALUE for FAMILIES, FIRST-TIME BUYERS, or INVESTORS. MOVE IN READY with PRIDE OF OWNERSHIP throughout.

Built in 2007

**Essential Information**

MLS® #	A2217696
Price	\$330,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,155
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	609 Strathaven Mews
Subdivision	Strathaven
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1P5

**Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall

**Interior**

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Lawn, Rectangular Lot, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Days on Market	5
Zoning	R2

## Listing Details

Listing Office	Coldwell Banker Mountain Central
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