$645,000 - 408 Strathford Boulevard, Strathmore

MLS® #A2194747

$645,000

4 Bedroom, 3.00 Bathroom, 1,083 sqft
Residential on 0.12 Acres

Strathaven, Strathmore, Alberta

Welcome home to this beautifully updated, charming, and well-maintained bungalow with a LEGAL BASEMENT SUITE in Strathmore. A rare find, offering two fully independent living spacesâ€"perfect for multi-generational families and savvy investors. With a two-bedroom, two-bathroom main floor and a two-bedroom, one-bathroom legal basement suite, this home has been updated with care and attention to detail to provide comfort, safety, and practicality for its future owners. Each unit has its own heating system and water heater.

The main floor features a bright and spacious open-concept living area with a cozy fireplace, new carpet, and fresh paint. The kitchen offers ample cabinetry, a moveable island, and new lighting. The primary bedroom has a private ensuite and a walk-in closet. The second bedroom, a full bath, and main-floor laundry add convenience.

Enjoy a private, fenced backyard space, ideal for kids, pets, or relaxation, along with a double attached garage.

The LEGAL BASEMENT SUITE comes with a fully separate covered entryway for privacy and protection from the elements. Inside you'll find a modern white kitchen with stainless steel appliances, quartz counter tops and stylish subway tile.

Two generously sized bedrooms and a full bathroom completes the lower level. Huge

basement windows with a unique one-piece opening feature, perfect for safety, natural light, and making it easy to move furniture in and out. Private lower level laundry for complete independence. Park vehicles on the 20â€™ x 20â€™ rear parking pad for the suite, plenty of space for vehicles/RV storage/ fully fenced backyard with separation, for both living areas.

Enjoy this ideal location being walking distance to schools, parks, and the health services centre. Quick access to grocery stores, restaurants, and daily amenities
A family-friendly neighbourhood with mature trees and quiet streets.

This home offers incredible flexibility, thoughtful updates - including a new roof! And functional spaces that work for a variety of lifestyles. Whether you are looking for a home that grows with your family or a turnkey rental opportunity, this one has it all.

Contact us today to schedule a private tour!

Built in 2000

Essential Information

MLS® #	A2194747
Price	$645,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,083
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	408 Strathford Boulevard
Subdivision	Strathaven
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1P2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2025
Days on Market	13
Zoning	R1

Listing Details

Listing Office	CIR Realty