

\$274,900 - 13, 204 Strathaven Drive, Strathmore

MLS® #A2269981

\$274,900

3 Bedroom, 2.00 Bathroom, 1,116 sqft

Residential on 0.00 Acres

Strathaven, Strathmore, Alberta

Bright and well-maintained 3-bedroom, 1.5-bath townhouse in desirable Strathaven! Enjoy a spacious main floor with laminate and tile, large windows for plenty of natural sunlight, a spacious living room, and an inviting kitchen with an eat-in area. Upstairs offers 3 comfortable carpeted bedrooms and a full bathroom. The unfinished basement is ready for your ideas. Excellent location – walk to schools, parks, and rec facilities, with easy access to shopping and Hwy 1. Strathaven is a family oriented community with an unbeatable location to schools. Clean, move-in ready, and full of value! Recent updates include a brand new stove and fridge (2025), hot water tank (May 2025), and windows (August 2024). The home has been well-maintained and is ready for a new owner today. This condo is pet-friendly (with restrictions and board approval). \$160.60 of the monthly condo fee goes to reserve fund contributions. Waste, yard/snow maintenance, and exterior repairs are covered by the condo board.

Built in 1997

Essential Information

MLS® #	A2269981
Price	\$274,900
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,116
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	13, 204 Strathaven Drive
Subdivision	Strathaven
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P1P6

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Guest, Off Street, Assigned

Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Backs on to Park/Green Space, Few Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2025
Zoning	R3

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.