

# \$399,900 - 301 3 Avenue, Strathmore

MLS® #A2196595

**\$399,900**

2 Bedroom, 1.00 Bathroom, 879 sqft

Residential on 0.01 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	\$399,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	879
Acres	0.01
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, Corner Lot, Landscaped, Level, Rectangular Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 3rd, 2025  
Days on Market 31  
Zoning CB

### Listing Details

Listing Office Century 21 Bravo Realty

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