

# \$537,000 - 1 Centre Street, Strathmore

MLS® #A2217157

**\$537,000**

4 Bedroom, 3.00 Bathroom, 1,371 sqft

Residential on 0.20 Acres

Downtown\_Strathmore, Strathmore, Alberta

Seller is ready to make a deal! Welcome to this incredibly spacious and thoughtfully updated home located on a mature, landscaped lot centrally located next to Kinsman Park. Backing the scenic Western Irrigation Canal and pathway system, this property offers the ideal setting for families or investors—especially with its flexible R2 zoning. With over 2,400 sq ft of total living space across three levels, this home delivers a generous and functional layout that feels wide open and inviting. The main floor greets you with a large, light-filled living room and roomy front foyer with coat closet. Up a few steps, you'll find a well-designed kitchen featuring plenty of warm wood cabinetry, ample counter space, an eating bar, and both a breakfast nook and dining area—perfect for everyday living and family gatherings. The upper level offers three bedrooms and two full bathrooms, including a nicely updated primary en-suite. On the lower level, a fourth bedroom, third full bathroom, and spacious family room with in-floor heating provide a cozy retreat. You'll also find a large laundry room and two separate storage areas—one of which includes a true root cellar and access to a 188 sq ft crawl space under the main level, giving you exceptional storage flexibility. The heated, oversized double attached garage (29' x 23') includes a man door to the backyard and a convenient walk-up entry to the lower level. Outdoors, the backyard is a relaxing and functional space with mature landscaping, a



perimeter fence, a covered patio, upper deck, and a garden/storage shed. There's even space to create RV parking. Recent updates inside and out include: central air, newer siding, shingles, poured concrete patio and sidewalk, landscaping, paint, trim, window blinds, flooring, kitchen sink and backsplash, renovated bathrooms, front door, PEX plumbing, a new furnace, and a tankless on-demand hot water system. This unique property combines space, location, and zoning flexibilityâ€”ready to welcome a growing family or the savvy investor looking for future potential.

Built in 1987

**Essential Information**

MLS® #	A2217157
Price	\$537,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,371
Acres	0.20
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	1 Centre Street
Subdivision	Downtown_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1C2

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage, Insulated, On Street, Oversized
# of Garages	2
Waterfront	Canal Access

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Water Softener, Window Coverings
Heating	Boiler, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	48
Zoning	R2

## Listing Details

Listing Office	RE/MAX Key
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