

# \$344,000 - 317 Strathcona Circle, Strathmore

MLS® #A2235974

**\$344,000**

3 Bedroom, 3.00 Bathroom, 1,293 sqft

Residential on 0.03 Acres

Strathaven, Strathmore, Alberta

Welcome to this impeccably maintained and thoughtfully updated end-unit townhome, offering the perfect blend of modern comfort and family-friendly living in the heart of Strathmore. Nestled on a quiet street, this home stands out with its soaring ceilings, extra windows that flood the space with natural light, and a series of tasteful upgrades throughout.

Inside, you'll find a bright, open-concept layout featuring a spacious living area with a modern wood panel accent wall that adds both warmth and style. The living room flows seamlessly into the elevated dining area and kitchen—an ideal setup for both everyday living and entertaining. The kitchen showcases rich brown cabinetry, a sleek mosaic tile backsplash, stainless steel appliances, and a charming bay window. Additional natural light pours in through a side window exclusive to end units, making the space feel even more open and inviting. Newly installed Chateau Hickory laminate flooring ties the entire main level together beautifully.

Just off the kitchen is a convenient 2-piece bathroom, while a private balcony offers a quiet outdoor space to relax or host summer BBQs.

Upstairs, the primary suite features dual closets and a private ensuite with a large white vanity, updated fixtures, and new flooring. Two additional bright and spacious bedrooms share



a clean, well-appointed 4-piece bathroomâ€”perfect for children, guests, or a home office setup.

The fully finished walkout basement adds even more flexibility to the home, complete with new tile flooring that flows seamlessly from the foyer and bathrooms. Itâ€™s the perfect space for a cozy family room, play area, or home gym.

Additional upgrades include fresh paint throughout, updated light fixtures and doorknobs, custom hardware on the railings, and a consistent blend of new Chateau Hickory laminate and tile flooring across all levelsâ€”offering a polished, move-in-ready experience.

With an attached garage and private driveway accommodating two vehicles, this home is also ideally located just minutes from top-rated schools such as Wheatland Elementary, Crowther Memorial Junior High, Strathmore High School, and George Freeman School. You're also close to parks, the recreation centre, hospital, and everyday amenities.

317 Strathcona Circle presents a rare opportunity to own a beautifully upgraded end-unit townhome in a welcoming, well-connected community.

Built in 2012

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2235974  |
| Price      | \$344,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |               |
|----------------|---------------|
| Square Footage | 1,293         |
| Acres          | 0.03          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 317 Strathcona Circle |
| Subdivision | Strathaven            |
| City        | Strathmore            |
| County      | Wheatland County      |
| Province    | Alberta               |
| Postal Code | T1P 0B1               |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Playground, Trash, Visitor Parking |
| Parking Spaces | 2                                  |
| Parking        | Single Garage Attached             |
| # of Garages   | 1                                  |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Track Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer                                                                    |
| Heating           | Forced Air, Natural Gas                                                                                                                          |
| Cooling           | Central Air                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                |
| Fireplaces        | Electric, Master Bedroom                                                                                                                         |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Finished, Full, Walk-Up To Grade                                                                                                                 |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony, Playground         |
| Lot Description   | Back Yard, Landscaped, Lawn |

|              |                              |
|--------------|------------------------------|
| Roof         | Asphalt Shingle              |
| Construction | Concrete, Stucco, Wood Frame |
| Foundation   | Poured Concrete              |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 1              |
| Zoning         | R3             |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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