

\$409,900 - 323 Ranch Ridge Meadow, Strathmore

MLS® #A2211272

\$409,900

3 Bedroom, 3.00 Bathroom, 1,519 sqft
Residential on 0.06 Acres

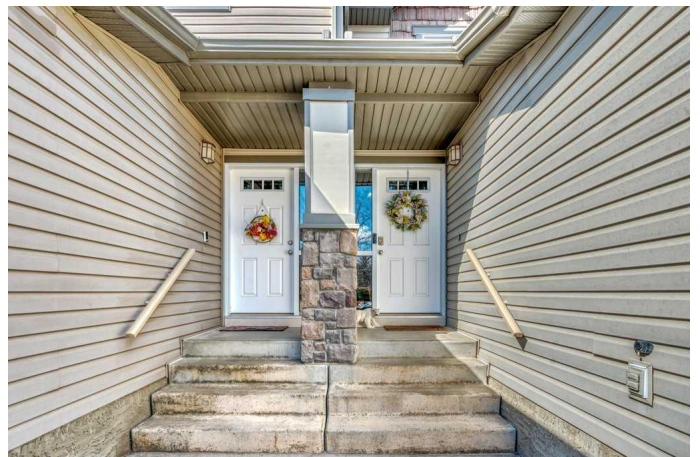
The Ranch_Strathmore, Strathmore, Alberta

Big Price Adjustment = Great Deal for You

---Welcome to this immaculate and fully finished two-story townhouse with a double front attached garage, ideally situated close to shopping, restaurants and a playground. Offering the perfect blend of comfort and style, this air-conditioned townhome features a modern open-concept layout with a spacious living room centered around a cozy gas fireplace. The kitchen is both functional and stylish, showcasing dark cabinetry, sleek stainless steel appliances, and a charming breakfast nook.

Upstairs, the large primary bedroom is a true retreat, complete with a newly renovated three-piece ensuite and a generous walk-in closet with a window. Two additional bedrooms and a four-piece bathroom provide ample space for family or guests. The fully developed lower level boasts a large media room, with stylish sliding barn doors leading into the laundry and furnace rooms for a touch of rustic charm.

Enjoy warm summer evenings on the private back patio, which includes a gas barbecue hookup and hot and cold water tapsâ€”perfect for outdoor entertaining. The neutral color palette throughout, paired with durable laminate flooring on both the main and upper levels, offers a clean and inviting atmosphere. A south-facing driveway provides the added bonus of natural snow melt in the winter,



helping to cut back on shoveling. With a high-efficiency furnace and hot water tank (both only three years old), newer appliances, and a washer and dryer also just three years old, this home is move-in ready and thoughtfully maintained. Don't miss the opportunity to own this beautifully appointed townhouse in a prime location.

Built in 2008

Essential Information

MLS® #	A2211272
Price	\$409,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,519
Acres	0.06
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	323 Ranch Ridge Meadow
Subdivision	The Ranch_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1A9

Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2025
Days on Market	24
Zoning	R2X

Listing Details

Listing Office	RE/MAX Key
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.