

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

MLS® #A2235974

**\$344,000**

3 Bedroom, 3.00 Bathroom, 1,293 sqft

Residential on 0.03 Acres

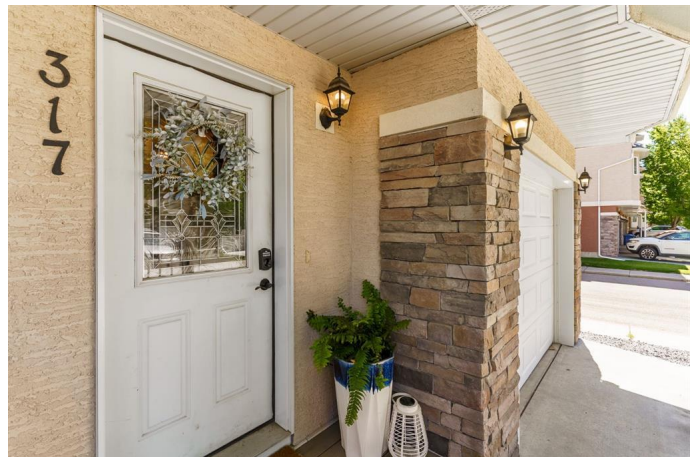
Strathaven, Strathmore, Alberta

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
----------------	----------------------------------

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.