

\$459,900 - 1409 Strathcona Way, Strathmore

MLS® #A2271045

\$459,900

4 Bedroom, 2.00 Bathroom, 873 sqft

Residential on 0.07 Acres

Strathaven, Strathmore, Alberta

Welcome to this beautiful semi-detached bi-level home with over 1,600 SQ.FT of total living space; located in the desirable community of Strathaven, a peaceful, family-friendly neighborhood close to parks, schools, and all the amenities Strathmore has to offer. This bright and well-maintained home is perfect for first-time buyers, young families, downsizers, or investors seeking flexibility and value. Enjoy the convenience of a live-up/rent-down setup, featuring two fully developed two-bedroom suites. The lower level includes an illegal mother-in-law suite, with a private side entrance for added versatility. The main level features a welcoming open-concept layout with a cozy living room, spacious kitchen and dining area, two comfortable bedrooms, a full 4-piece bathroom, and upper-level laundry. Recent updates include new flooring and fresh paint throughout, giving the home a modern and refreshed look. The lower level offers a private entrance, second kitchen, two additional bedrooms, full bathroom, and ample storage space ;ideal for extended family or as a mortgage helper. Notable updates include a new roof (2025) and hot water tank (2019). Outside, youâ€™ll enjoy a west-facing fenced backyard perfect for pets, gardening, or relaxing evenings, plus a single attached garage. Easy Main level Available and vacant for showings, Lower level occupied by a tenant (24 notice required). This Bi-level is Conveniently located near major amenities



such as Walmart, Sobeys, Calgary Co-op, Cozy Cup Bar, Rockyâ€™s Bakery, Starbucks, PJâ€™s Diner, and several parks including Strathmore AG Campground and Dinosaur Sledding Hill. Families will love the nearby schools like: Wheatland Elementary, Crowther Memorial Junior High, and Strathmore High School; all just minutes away. This lovely bi-level blends comfort, functionality, and investment potential â€” a wonderful opportunity to enjoy small-town living with big value.

Built in 2002

Essential Information

MLS® #	A2271045
Price	\$459,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	873
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	1409 Strathcona Way
Subdivision	Strathaven
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1S2

Amenities

Parking Spaces	2
Parking	Single Garage Attached

of Garages 1

Interior

Interior Features Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full

Exterior

Exterior Features Other

Lot Description Back Lane, Rectangular Lot, Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 16th, 2025

Days on Market 2

Zoning R2

Listing Details

Listing Office eXp Realty

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