

# \$317,000 - 209 Ranch Ridge Meadow, Strathmore

MLS® #A2224083

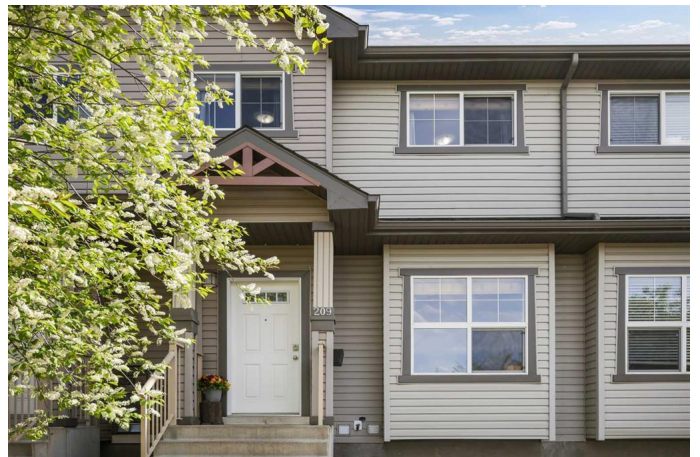
**\$317,000**

3 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.03 Acres

The Ranch\_Strathmore, Strathmore, Alberta

**\*\*OPEN HOUSE SATURDAY JUNE 7 FROM 12-3 REFRESHMENTS SERVED\*\***Unbeatable Location. Exceptional Value. Effortless Living. Stop the searchâ€”this is "the" one! Located in a prime walkable area close to everything you needâ€”shopping, dining, parks, and moreâ€”this beautifully maintained townhome offers the perfect combination of convenience, comfort, and care-free living. Itâ€™s the ultimate home for the busy professional, first-time buyer, or savvy investor. Step inside to a freshly painted, sun-filled open-concept layout thatâ€™s designed for modern living. The spacious main floor flows effortlessly between the bright living room, stylish kitchen, and inviting dining areaâ€”perfect for entertaining or enjoying quiet nights in. The large breakfast bar is ideal for meal prep, casual dining, or weekend brunches with friends. A guest-friendly half bath completes the main level. Love outdoor living? Step outside to your private, fenced-in patio with a built-in privacy screenâ€”perfect for summer BBQs or unwinding after a long day. Upstairs, youâ€™ll find three generous bedrooms, including a standout primary retreat featuring a cozy reading nook and a walk-in closet youâ€™ll love. Whether you need space for a home office, nursery, or guest roomâ€”this layout offers incredible flexibility. A full 4-piece bathroom finishes off the upper floor. The lower level includes laundry and a partially finished space ready for your personal



touchâ€™think home gym, studio, or extra storage. Bonus! Youâ€™ll enjoy an assigned parking stall right outside your front door plus a second leased stall (Stall #11) directly acrossâ€™secured until Sept 2025 with first rights to renew at only \$600/year. Thatâ€™s just \$1.65/day for added convenience! Homes like thisâ€™with unmatched location, smart layout, and incredible valueâ€™donâ€™t last long. Contact your favourite real estate professional today to schedule your private showing!

Built in 2007

**Essential Information**

MLS® #	A2224083
Price	\$317,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,150
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	209 Ranch Ridge Meadow
Subdivision	The Ranch_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 0A9

**Amenities**

Amenities	Park, Playground
Parking Spaces	2
Parking	Parking Pad, Stall

## Interior

Interior Features	Breakfast Bar, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Playground
Lot Description	Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 25th, 2025
Days on Market	12
Zoning	R2X

## Listing Details

Listing Office	RE/MAX First
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