

# \$339,900 - 239 Ranch Ridge Meadow, Strathmore

MLS® #A2212520

**\$339,900**

3 Bedroom, 3.00 Bathroom, 1,161 sqft  
Residential on 0.06 Acres

The Ranch\_Strathmore, Strathmore, Alberta

**CORNER UNIT // MOVE-IN READY // 3 BEDS  
+ 2.5 BATHS // FRESHLY PAINTED //  
SOUTH BACK PATIO // AIR CONDITIONING  
// DEEP PARKING STALL // AND MORE //**

Welcome to Unit #239 in Ranch Ridge Meadow! Freshly painted & move-in ready, this Original Owner home shows exceptionally well. 9â€™™ Ceilings throughout the main level & additional side windows keeps this home light, bright & open! The spacious Living Room offers room for a large sectional sofa while the Kitchen offers an eat-up ledge, black appliances to include a newer Refrigerator & Dishwasher, and plenty of cabinetry and counter space for storage & meal prep. A Dining Room provides a cozy space for family meals, with access to the South Back Patio for BBQâ€™™S & sunny afternoons with no direct neighbours behind! Plenty of space for the kids to run & play! Upstairs find a large Primary Bedroom with En-Suite & Walk-In Closet. Bedroom #2, Bedroom #3 & a Main Bath finishes this level. The Lower Level with Laundry includes a newer Washer & Dryer. This level, with a roughed-in Bathroom, awaits future development as the next Owner sees fit. Air Conditioning & upgraded Tankless Hot Water Heater included! With parking directly out front, take ease in knowing the landscaping and snow removal is taken care of! Pets allowed and welcomed with Board Approval. Just steps to the community playground, or walk to coffee shops, restaurants, shopping, downtown, Kinsmen



Park & additional town amenities. Whether looking for a starter home or to downsize, this one hits the mark! Close to schools too! Book a showing today.

Built in 2010

### Essential Information

MLS® #	A2212520
Price	\$339,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,161
Acres	0.06
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	239 Ranch Ridge Meadow
Subdivision	The Ranch_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 0A9

### Amenities

Amenities	Other, Park, Playground
Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator,

	Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	2
Zoning	R2X

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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