

# \$417,500 - 317 Ranch Ridge Meadow, Strathmore

MLS® #A2202469

**\$417,500**

3 Bedroom, 3.00 Bathroom, 1,470 sqft  
Residential on 0.06 Acres

The Ranch\_Strathmore, Strathmore, Alberta

Welcome to Ranch Ridge Meadows, a charming complex offering both tranquility and convenience. This well-appointed townhome is ideally situated close to shopping, walking paths, parks, schools, and playgrounds, making it perfect for families or those seeking a connected lifestyle. The expansive open floor plan is highlighted by upgraded laminate and tile flooring, adding both style and durability to the main level. The spacious living room features a gas fireplace with built-ins, creating a warm and inviting ambiance. Adjacent to the living area, the dining room has a rear door leading to a patio, providing an ideal space for outdoor entertaining or quiet relaxation. The kitchen is designed for both function and style, offering rich cabinetry, ample storage, a pantry, and a peninsula island with a raised eating bar, perfect for casual dining or meal prep. Upstairs, the primary bedroom serves as a private retreat, complete with a four-piece ensuite and a generously sized walk-in closet. Two additional bedrooms and another four-piece bath complete the upper level, ensuring plenty of space for family members or guests. The unfinished lower level is a blank canvas, ready for future development to suit your needs. Additional highlights of this home include an oversized double attached garage, providing ample storage and parking, as well as air conditioning, ensuring comfort during warm summer months. Nestled in a well-managed complex, this home offers a low-maintenance



lifestyle, allowing residents to focus on enjoying their surroundings rather than upkeep. Strathmore is a thriving community featuring a hospital, School of Choice options, and a variety of amenities to support a vibrant and well-balanced way of life. With modern upgrades, a functional layout, and an unbeatable location, this townhome is a rare opportunity. Schedule a viewing today and discover the perfect blend of small-town charm and urban conveniences.

Built in 2010

### Essential Information

MLS® #	A2202469
Price	\$417,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,470
Acres	0.06
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	317 Ranch Ridge Meadow
Subdivision	The Ranch_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 0A9

### Amenities

Amenities	Park, Visitor Parking
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	19
Zoning	R2X

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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