

# \$549,000 - 114 Wheatland Trail, Strathmore

MLS® #A2219080

**\$549,000**

5 Bedroom, 2.00 Bathroom, 1,121 sqft

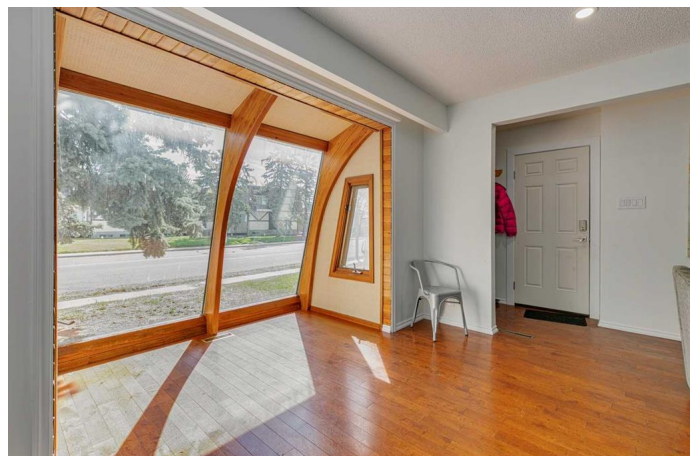
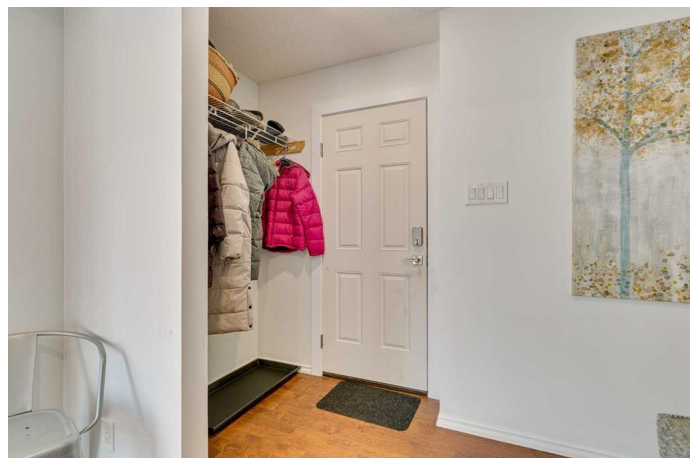
Residential on 0.22 Acres

Westmount\_Strathmore, Strathmore, Alberta

Attention investors and buyers seeking a turnkey gem! This inviting bungalow in a prime, family-friendly community offers unmatched versatility, fresh upgrades throughout and great income potential. The main floor features 3 spacious bedrooms, complete with recently replaced carpet, a modern 4-piece bathroom and a brand-new stacked washer/dryer. The gourmet kitchen shines with a gas range, upgraded extended counter space, stone tile back splash and brand-new matching dishwasher and refrigerator—ideal for home chefs and entertaining.

The fully renovated illegal basement suite, with 2 bedrooms, is a perfect mortgage helper or guest retreat. It boasts a full kitchen with pantry and a recently upgraded 3-piece bathroom, its own washer/dryer, sound proof drywall upgrade in the ceiling and a separate side entrance for privacy. All flooring, including bedroom and living room carpet has been recently replaced in the basement and the fresh paint, brand-new blinds and additional lighting throughout really makes this property shine bright! Set on a large double lot with subdivision potential, this property is a dream for future development. The expansive fenced backyard is perfect for families or tenants, complemented by a detached single-car garage, attached carport, and 6 additional parking spaces.

Located steps from an elementary school, golf course, shopping, and trails, and just a



20-minute drive to Chestermere Lake, this home blends lifestyle with opportunity. Don't miss this move-in-ready investment or multigenerational haven—schedule your showing today!

Built in 1967

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219080    |
| Price          | \$549,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,121       |
| Acres          | 0.22        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 114 Wheatland Trail  |
| Subdivision | Westmount_Strathmore |
| City        | Strathmore           |
| County      | Wheatland County     |
| Province    | Alberta              |
| Postal Code | T1P 1A6              |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 7                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

**Interior**

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                         |
| Appliances        | Dishwasher, Dryer, Electric Range, Gas Range, Microwave, Refrigerator, Washer, Washer/Dryer Stacked |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Entrance                                        |
| Lot Description   | Back Lane, Front Yard, Lawn, Level, Standard Shaped Lot |
| Roof              | Metal                                                   |
| Construction      | Concrete, Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 1             |
| Zoning         | R1            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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