

# \$450,000 - 36 Brentwood Drive E, Strathmore

MLS® #A2241080

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,123 sqft

Residential on 0.13 Acres

Maplewood., Strathmore, Alberta

This thoughtfully designed bungalow blends functionality, comfort, and convenience. The main level offers a bright open open-concept living and dining area with durable flooring and soft neutral tones throughout. The kitchen provides generous cabinet and prep space, and connects easily to both the dining area and a bonus sunroom at the back of the home. This flexible space is ideal for a home office, reading nook, or kids's™ playroom.

There are three well-proportioned bedrooms on the main level, including a primary bedroom with its private two-piece ensuite, plus a full four-piece bathroom for family or guests.

Downstairs, the fully developed basement adds exceptional utility. It includes a fourth bedroom with its three-piece ensuite, a large rec room perfect for casual living or entertaining, a dedicated laundry area, and ample storage throughout.

Set on a quiet street in a mature neighbourhood with tree-lined lots and long-term neighbours, this property is located just steps from École Brentwood Elementary and within minutes of both junior high and high school options. It's™ an excellent fit for a young family and offers the layout and location to remain practical and accommodating as life and needs evolve.

Built in 1982



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241080    |
| Price          | \$450,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,123       |
| Acres          | 0.13        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 36 Brentwood Drive E |
| Subdivision | Maplewood.           |
| City        | Strathmore           |
| County      | Wheatland County     |
| Province    | Alberta              |
| Postal Code | T2L 2L6              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Parking Pad, On Street |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Pantry, Separate Entrance                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Full                                                                        |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 110             |
| Zoning         | R1              |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Synterra Realty |
|----------------|-----------------|

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