

# \$490,000 - 323 Highland Circle, Strathmore

MLS® #A2213061

**\$490,000**

3 Bedroom, 3.00 Bathroom, 1,822 sqft

Residential on 0.14 Acres

Hillview Estates, Strathmore, Alberta

Welcome to 323 Highland Circle, a rare opportunity in Strathmore's most desired neighborhood "Hillview Estates. This spacious 3-bedroom, 3-bathroom, 4-level split offers incredible potential with over 1,800 sq ft above ground and an additional 528 sq ft below, perfect for investors or a young couple looking to build equity and create their dream home. Step into the main living area featuring vaulted ceilings and tons of natural light, making the space feel bright and open. The kitchen walks out to a private deck, ideal for summer BBQs and morning coffee. On the lower level, enjoy a walkout to a large backyard that backs onto a peaceful green space. The double attached garage provides convenience and storage, while the home's layout offers flexibility for future updates and personal touches. Yes, it needs some TLC, but the location, layout, and square footage make this property an unbeatable value

Don't miss your chance to own in Hillview Estates—bring your vision and turn this gem into something truly special!

Built in 2003

## Essential Information

MLS® # A2213061

Price \$490,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,822         |
| Acres          | 0.14          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 323 Highland Circle |
| Subdivision | Hillview Estates    |
| City        | Strathmore          |
| County      | Wheatland County    |
| Province    | Alberta             |
| Postal Code | T1P1V5              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s), Walk-In Closet(s)                                       |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | Central Air                                                                 |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Electric                                                                    |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### **Exterior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | None                                                      |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Rectangular Lot |
| Roof              | Asphalt Shingle                                           |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 1                |
| Zoning         | R1               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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