



**320 Edgefield Close
Strathmore, Alberta**

MLS # A2291801



\$529,900

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|------------------|---------------------------------|---------------|------------------|
| Division: | Edgefield | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,375 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Front Yard | | |

| | | | |
|--------------------|----------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Quartz Counters | | |

Inclusions: N/A

Investors and first-time buyers, take note: welcome to your new chapter! This stunning 1365 sqft. 3 bedroom, 2.5 bathroom half duplex in the heart of Strathmore's vibrant Edgefield community offers the perfect blend of style and functionality. A spacious Main Floor offers 9' ceilings, luxury vinyl plank flooring throughout. Designed for the modern homeowner, this property offers a seamless flow between its bright, open-concept main floor and its three spacious upstairs bedrooms. Kitchen with Island, quartz countertops, stainless steel appliance package and Pantry. High-efficiency heating with on-demand hot water. Upstairs, you'll find a primary sanctuary with a private ensuite, plus two additional bedrooms. Triple pane glass windows. Outside, the backyard is ready for summer BBQs. The home is just steps from an established K-Gr 9 school and recreation facility, and is close to all amenities, including shopping, pathways, playgrounds & parks. Measurements are taken from Builder Plans and may change upon completion. Photos are representative of a similar floor plan only. Actual layout, fixtures, finishes and colors may vary without notice. Buyers may have customization options if purchased early.