



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**838 Edgefield Street
Strathmore, Alberta**

MLS # A2292663



\$710,000

Division:	Edgefield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,411 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	None		

4-Bedroom Family Home with Walkout Basement for Sale in Strathmore, AB – 838 Edgefield Street Discover this beautifully upgraded 4-bedroom, 3-bathroom home in Edgefield, Strathmore, Alberta – offering over 2,400 sq ft of modern living space with a rare unfinished walkout basement ready for your vision. Perfect for Calgary commuters, this home sits just minutes from Highway 1 with an easy 40-minute drive to the city. Located within walking distance to George Freeman School and close to Walmart, Sobeys, RONA, and everyday services, this property combines small-town living with big-city convenience – making it one of the most family-friendly homes for sale in Strathmore today. Main floor highlights: Step into a bright, open-concept layout featuring soaring 8-foot doors, rounded wall corners, energy-efficient triple-pane windows, and engineered hardwood flooring. The dedicated main floor office/den is ideal for remote work or study. Gourmet kitchen: The chef's kitchen is designed to impress, with granite countertops, a gas stove, upgraded range hood, modern refrigerator, and abundant cabinetry. Custom moldings, upgraded baseboards, and designer lighting complete the main living and dining areas. Upper floor: The spacious primary suite retreat is joined by three additional bedrooms, a versatile bonus room, two full bathrooms with granite countertops, and a convenient upper-floor laundry room with sink. Additional features include: Custom stair railing · upgraded front entrance door · wider double attached garage with extra storage workspace · unfinished walkout basement with development potential. Whether you're searching for Strathmore real estate, a move-up family home near Calgary, or a property with walkout basement potential in Alberta – 838 Edgefield Street checks every

box. Book your private showing today.