



**GRASSROOTS**

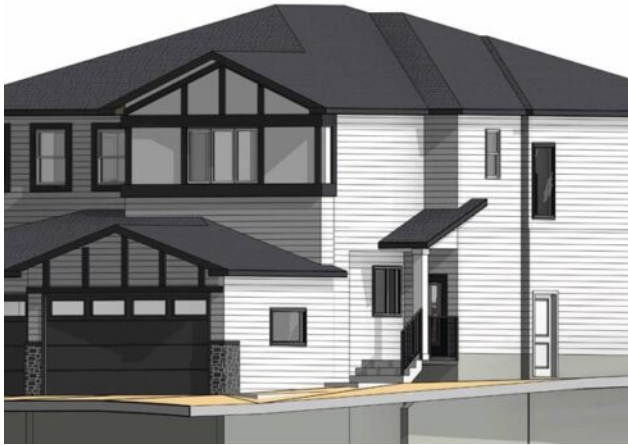
REALTY GROUP

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**328 Edgefield Close  
Strathmore, Alberta**

**MLS # A2300465**

**\$539,000**



<b>Division:</b>	Edgefield		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,950 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks		

**Inclusions:** None

Listen, this is the kind of opportunity that doesn't sit on the market &mdash; a stunning new half duplex with a double attached garage in Edgefield, Strathmore, on a vacant lot where you get to watch your dream home come to life from the ground up, and every single inch of this layout was designed to make you feel like you upgraded your entire lifestyle the moment you walk through the door. The main floor opens with an inviting foyer that flows into a spacious living room and a separate family room with a cozy electric fireplace for those nights when you just want to sink in and decompress, then you move into a bright dining area that connects seamlessly to a modern kitchen loaded with a walk-in pantry, serious cabinetry, and generous counter space built for hosting, cooking, and living all at once &mdash; plus a functional mudroom and powder room because the details matter. Head upstairs and the primary retreat is everything &mdash; walk-in closet, private ensuite, the whole experience &mdash; alongside two well-sized bedrooms, a full bathroom, upper-level laundry that saves you the trips, and a versatile bonus room that becomes whatever your life needs it to be, whether that's a home office, media room, or the space you never knew you were missing. The unfinished basement comes with rough-ins already in place, ready for future development to expand your living space even further. Photos are representative of the builder's finishings and may not depict the exact home. Homes like this in Edgefield don't wait around &mdash; book your showing today before someone else does.