



818 Edgefield Street  
Strathmore, Alberta

MLS # A2307669



**\$680,000**

<b>Division:</b>	Edgefield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,391 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:**

[https://matrix.pillarnine.com/Matrix/MyListings.aspx?c=H4sIAAAAAAAEAltWMjM0NVbSUTIHYSySvNyaGIUDI0oIIPZnhrPiDWIjIAszom5vBGdFfEAgBJn4PBZwEAAA\)#:~:text=fridge%20stove%20washer%20dryer%20range%20hood%20in%20basement](https://matrix.pillarnine.com/Matrix/MyListings.aspx?c=H4sIAAAAAAAEAltWMjM0NVbSUTIHYSySvNyaGIUDI0oIIPZnhrPiDWIjIAszom5vBGdFfEAgBJn4PBZwEAAA)#:~:text=fridge%20stove%20washer%20dryer%20range%20hood%20in%20basement)

This beautifully designed two-storey home delivers the perfect mix of contemporary style and everyday practicality. The open-concept main level is bright and welcoming, anchored by a crisp white kitchen with quartz countertops, streamlined cabinetry, and a large island that’s perfect for casual dining or entertaining. The adjoining eating nook seamlessly connects to the cozy living area, highlighted by a sleek electric fireplace. A versatile main floor flex room offers endless possibilities – ideal as a home office, formal dining space, or playroom. Upstairs, you’ll find four generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet and a spa-inspired 5-piece ensuite. A central bonus room creates the perfect hangout for movie nights or quiet relaxation, while the upper-level laundry room with sink adds everyday convenience. The fully developed basement offers even more flexibility with a separate side entrance and an illegal suite complete with its own kitchen, bedroom, 3-piece bath, laundry, and large recreation area – ideal for extended family, guests, or a home-based business setup. Outside, the sunny backyard is ready for summer enjoyment with a deck and swimming pool – and the pool can remain for the new owners to enjoy. With its thoughtful layout, income potential, and modern finishes throughout, this home offers exceptional value and versatility. Don’t miss your chance to move into this better than new home in the sought after community of Edgefield, amazing access to George Freeman school, shopping, parks and pathways!