



**836 Edgefield Street  
Strathmore, Alberta**

**MLS # A2316685**



**\$775,000**

<b>Division:</b>	Edgefield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,217 sq.ft.	<b>Age:</b>	2022 (4 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>	Front Yard, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Concrete, Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Basement washer, dryer, fridge, stove, dishwasher		

Huge opportunity in Strathmore! Income producing single family home in Edgefield. This 5 bedroom, 3.5 bathroom walkout is like-new and ready for its new family or investor. Featuring 3 generous sized bedrooms upstairs, with a bonus room and large laundry room. The main floor has a large open concept layout with tons of room for entertaining, cooking and enjoying the east facing view. The kitchen has many upgrades including a huge island and gas stove. The double attached garage has a natural gas hook up for future heater installation. The driveway easily accommodates RV parking. Income opportunity with this fully permitted 2 bedroom LEGAL suite with private entrance, seperate laundry and fully equipped kitchen. The basement has been successfully rented on Air BnB as well as long term. Tons of storage throughout. Enjoy this quiet family friendly neighbourhood with very quick access to the highway. Only a 30 minute commute to the east side of Calgary. Strathmore has many major amenities, walking trails, bike paths and demand for rentals - making this property a wonderful investment opportunity.