



GRASSROOTS
REALTY GROUP

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**768 Edgefield Crescent
Strathmore, Alberta**

MLS # A2330074



\$649,900

Division:	Edgefield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,014 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		
Inclusions:	N/A		

Welcome to 768 Edgefield Crescent in the family-friendly Strathmore community of Edgefield, and across from the K-9 George Freeman School. This well-designed home offers 5 bedrooms, 3.5 bathrooms, a front double attached garage, central air conditioning, and a fully finished basement with a separate entrance. The main floor features an open-to-above foyer, private office, 2-piece bathroom, and an open-concept living, dining, and kitchen area. The kitchen includes high-gloss grey cabinets, quartz countertops, and ample storage. Upstairs offers a bright bonus room, spacious primary bedroom with walk-in closet and ensuite, plus two additional bedrooms and a full bathroom. The finished basement includes a family room, 2 bedrooms, a full bathroom, and storage space. Situated on an approximately 4,400 sq. ft. lot with outdoor space and a dog run. Walking distance to green space and just minutes from Walmart, Sobeys, RONA, banks, restaurants, and Highway 1. A practical family home in a convenient location.