



GRASSROOTS
REALTY GROUP

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818 Edgefield Street
Strathmore, Alberta

MLS # A2336792



\$630,000

Division:	Edgefield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,391 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

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

Inclusions: fridge stove washer dryer range hood in basement

Close to George Freeman and easy highway access! Welcome to this stylish two-storey home offers a functional layout with plenty of space for everyday living. The bright, open main floor features a modern white kitchen with quartz countertops, sleek cabinetry and a large island with plenty of room for seating. The dining area flows into the comfortable living room, where an electric fireplace adds a cozy focal point. A separate flex room on the main level gives you options for a home office, dining room or playroom. The main floor is completed by a large bright entrance and a garage entrance that walks through the pantry. Upstairs are four well-sized bedrooms, including a spacious primary with a walk-in closet and 5-piece ensuite. The bonus room provides an additional living space for movie nights or relaxing, while the upper laundry room with sink makes day-to-day life a little easier. The fully developed basement has a separate side entrance and an illegal suite with its own kitchen, bedroom, 3-piece bathroom, laundry and a large recreation area. It's a great setup for extended family, guests or additional living space. Outside, the sunny backyard includes a deck and swimming pool, which can stay for the new owners to enjoy. Located in the popular community of Edgefield, this move-in-ready home is close to George Freeman School, shopping, parks and pathways, with a layout that offers plenty of flexibility for a growing or multigenerational household. This home is ready for anything multi generational living, home based business.