



GRASSROOTS
REALTY GROUP

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**320 Edgefield Close
Strathmore, Alberta**

MLS # A2347867



\$499,900

Division:	Edgefield		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,375 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Investors and first-time buyers, take note: welcome to your new chapter! This stunning 1365 sqft. 3 bedroom, 2.5 bathroom half duplex in the heart of Strathmore's vibrant Edgefield community offers the perfect blend of style and functionality. A spacious Main Floor offers 9' ceilings, luxury vinyl plank flooring throughout. Designed for the modern homeowner, this property offers a seamless flow between its bright, open-concept main floor and its three spacious upstairs bedrooms. Kitchen with Island, quartz countertops, stainless steel appliance package and Pantry. High-efficiency heating with on-demand hot water. Upstairs, you'll find a primary sanctuary with a private ensuite, plus two additional bedrooms. Triple pane glass windows. When Health matters the most! Our HOME COMFORT SYSTEM includes have Hi-Velocity Heating System , MERV 13 Air Filtration System, Tankless Hot Water Heater. Outside, the backyard is ready for summer BBQs. The home is just steps from an established K-Gr 9 school and recreation facility, and is close to all amenities, including shopping, pathways, playgrounds & parks. Measurements are taken from Builder Plans and may change upon completion. Photos are representative of a similar floor plan only. Actual layout, fixtures, finishes and colors may vary without notice. Buyers may have customization options if purchased early.