



GRASSROOTS
REALTY GROUP

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818 Edgefield Street
Strathmore, Alberta

MLS # A2263778



\$780,000

Division:	Edgefield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,391 sq.ft.	Age:	2023 (2 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:	Finished, Full, Suite	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

This stunning modern 2 storey home offers a perfect blend of style and functionality with an open-concept main floor designed for today's living. The heart of the home is a bright white kitchen featuring a large island with quartz countertops, sleek cabinetry, and a spacious eating area that flows into the inviting living room with a contemporary electric fireplace. A flexible additional room on the main floor is perfect for a formal dining space or home office. Upstairs, you'll find 4 spacious bedrooms, including a luxurious primary suite complete with a 5-piece ensuite and walk-in closet. A bonus room provides extra family space, and the convenient laundry room with sink makes daily chores a breeze. The developed lower level includes an illegal suite with a separate entrance — featuring an additional bedroom, full kitchen, 3-piece bath, laundry, and a generous rec room — ideal for extended family or guests. Perfect opportunity to run a business here as well! Step outside to enjoy the sunny backyard with a deck and swimming pool — and yes, the pool can stay! This home truly has it all — space, versatility, and modern appeal.