



**GRASSROOTS**  
REALTY GROUP

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**819 Edgefield Street  
Strathmore, Alberta**

**MLS # A2263926**

**\$545,000**



<b>Division:</b>	Edgefield		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,907 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

<b>Inclusions:</b>	NA		
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Welcome to this beautifully designed 3-bedroom, 2.5-bathroom home—perfect for families or anyone seeking space, style, and comfort. With a striking open-to-below layout and soaring ceilings, the home offers a bright, airy ambiance that’s sure to impress. Contemporary upgraded lighting enhances the elegance throughout. The main floor features a spacious mudroom, a convenient 2-piece bath, and a large open-concept living area complete with an electric fireplace. The dining area flows seamlessly into a gourmet chef’s kitchen, boasting high-end stainless steel appliances, quartz countertops, a walk-through pantry, and a sleek, modern design. Upstairs, you’ll find a cozy family room, a full 4-piece bathroom, laundry room, and three generously sized bedrooms—including a luxurious primary suite with a massive walk-in closet and a spa-inspired ensuite featuring a soaker tub, glass-enclosed shower, and double vanity. Enjoy the outdoors in your private backyard, perfect for kids or pets, with direct access to the green space behind. This home backs onto a field shared with a K-9 Elementary School and a nearby Sports & Recreation Centre—ideal for active families. Additional features include a DOUBLE attached garage, stainless steel kitchen appliances, and a washer & dryer included for your convenience. Don’t miss your opportunity to own this exceptional property!