



GRASSROOTS
REALTY GROUP

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**772 Edgefield Crescent
Strathmore, Alberta**

MLS # A2263947



\$630,000

Division:	Edgefield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,227 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Few Trees, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		
Inclusions:	NA		

Huge price reduction making it more Incredible value property in Edgefield Strathmore. Welcome to this immaculate 2-storey home nestled on a quiet, family-friendly street in the community of Edgefield in Strathmore. Perfectly positioned just a short stroll from the Walmart/Co-op/Shoppers/Marks/Dollorama/Pet Valu and lots of other stores. No neighbours at front as George Freeman School and Strathmore Motor Products Sports Center is right in the front of this beautiful home. This 3Bed/2.5 Bath house comes with 8 Feet doors/Good size garage/Fenced/9 feet baseent ceilight height with seperate entrance and brand new roof. This home offers an ideal blend of thoughtful design, everyday comfort, and unbeatable location. From the spacious front foyer to the central bonus room, upper-level laundry, and luxurious primary retreat, every detail has been carefully considered for modern family living. The main floor features a 9 feet bright, open-concept layout filled with natural light, enhanced by clean lines and a neutral palette. At the heart of the home is the stunning kitchen, equipped with upgraded stainless steel appliances including an electric stove, elegant quartz countertops, a walk-through pantry that connects to the mudroom and double attached garage, and a large central island – perfect for entertaining or everyday family meals. The kitchen flows effortlessly into the dining area. Upstairs, you’ll find two generous secondary bedrooms, a full 4-piece bathroom , a versatile bonus room, and a spacious primary suite complete with a 5-piece ensuite featuring dual vanities, a deep soaker tub, separate walk-in shower, and a large walk-in closet. Backyard comes with a huge deck in fully landscaped backyard and an unfinished Seperate entry basement offering future potential and easy to convert into legal suite. It's the

lifestyle you've been waiting for. This very well priced opportunity will not last long. Book your showing or Call today.