



GRASSROOTS
REALTY GROUP

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**828 Edgefield Street
Strathmore, Alberta**

MLS # A2269838



\$699,900

Division:	Edgefield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,124 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

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

Inclusions: n/a

Welcome to 828 Edgefield Street, a stylish 4-bedroom, 3.5-bath walkout home in one of Strathmore's most desirable neighbourhoods. With a new price and a move-in-ready interior, this home offers exceptional value and comfort for modern family living. The open-concept main floor features a bright kitchen with white shaker cabinets, quartz countertops, black accents, and a large island—perfect for cooking and entertaining. A walk-through pantry connects to the double attached garage for easy grocery drop-off. The dining area opens to a sunny rear deck, and the cozy living room with a gas fireplace makes relaxing effortless. Upstairs, the spacious primary suite includes a soaker tub, tiled rainfall shower, dual sinks, and private water closet. Two additional bedrooms, a bonus room, and upper laundry complete the level. The fully finished walkout basement offers a fourth bedroom, bathroom, and flexible space for a home gym, media room, or guest suite. Outside, the yard is ready for your finishing touch. Located close to schools, parks, and amenities, this home blends style, function, and everyday convenience. Don't miss this chance to own a beautiful walkout home at an unbeatable price—book your showing today! Seller will contribute \$1000 towards buyers legal fees paid to buyers lawyer on closing if firm sale before Dec 31, 2025.