



**GRASSROOTS**  
REALTY GROUP

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**828 Edgefield Street  
Strathmore, Alberta**

**MLS # A2278322**



**\$694,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<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>	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** none

Welcome to 828 Edgefield Street—an exceptional, move-in-ready walkout home offering style, space, and outstanding value in one of Strathmore’s most sought-after neighborhoods with K-9 school and recreational facility. This beautifully designed 4-bedroom, 3.5-bath home is only 3 years old (New Home Warranty) and features a bright, open-concept main floor perfect for modern family living and entertaining. The kitchen is a true showstopper with crisp white shaker cabinetry, quartz countertops, striking black accents, and a large central island, complemented by a walk-through pantry that leads directly to the double attached garage—ideal for effortless everyday living. The dining area opens onto a sun-filled rear deck, while the inviting living room with gas fireplace creates a warm, comfortable space to unwind. Upstairs, the spacious primary retreat offers a spa-inspired ensuite with dual sinks, a soaker tub, tiled rainfall shower, and private water closet. Two additional well-sized bedrooms, a versatile bonus room, and convenient upper-floor laundry complete the level. The fully finished walkout basement adds incredible flexibility with a fourth bedroom, full bathroom, and adaptable space suited for a home gym, media room, or guest suite. Step outside to a backyard ready for your personal finishing touches. Ideally located close to school, pathways, and walkable to everyday amenities, this home perfectly balances style, functionality, and location. With a new price and walkout design, this is a great opportunity to secure a beautiful family home at exceptional value—book your private showing today.