



GRASSROOTS
REALTY GROUP

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620 EDGEFIELD Street
Strathmore, Alberta

MLS # A2278373



\$539,900

Division:	Edgefield		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,921 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		
Inclusions:	Shed		

620 Edgefield Street, Strathmore! Fully Upgraded & Move-In Ready! Welcome to this beautifully maintained three-bedroom, 2.5-bath two-storey home, lovingly cared for by its original owners and packed with thoughtful upgrades throughout. Painted in soft neutral colors and with over 1,900 sq ft of living space, this property offers comfort, style, and functionality for the entire family. Main Floor Highlights! Bright, open-concept layout with 9' ceilings! Spacious living room with large windows for natural light! Stunning kitchen featuring GRANITE countertops, STAINLESS STEEL APPLIANCES, a large island, PULL OUT DRAWERS in every lower cabinet, and a corner pantry with custom wooden shelving complete with additional storage! There is a Gas hook-up behind the stove for future flexibility! The upper level boasts three generous sized bedrooms plus a large bonus room! There is convenient upper-level laundry along with a full 4-piece main bath! The luxurious primary suite is complete with a spacious walk in closet and 5-piece ensuite, including dual sinks, a separate soaker tub and separate shower! The lower level can be completed according to your own requirements. Here you will find 9' ceilings, two large windows and roughed in plumbing for a bathroom! The yard is fully landscaped with shrubs, perennials, plus an apple tree! For additional convenience, there is an underground sprinkler system on a timer! Beautiful two-tier deck with privacy screen and BBQ gas hook-up! 6' x 8' storage shed and backyard gate providing access to the new walkway and pond development! Oversized 23'6" x 19'2" double attached garage! This exceptional property offers space, upgrades, and a fantastic location in one of Strathmore's growing communities. No disappointments — book your showing today!

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