



GRASSROOTS
REALTY GROUP

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**212 Edgefield Bay
Strathmore, Alberta**

MLS # A2279652



\$649,900

Division:	Edgefield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,769 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lake, No Neighbours Behind, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Strathmore's southeast Community of Edgefield is growing with Phase 3 now underway, offering new opportunities that are more exciting than ever! Larger lots, smarter layouts and pricing that fits all budgets. Whether just getting started, simplifying your lifestyle or searching for a new home with more space, we have something for you! // WELCOME TO THE "ARBUTUS" AT 212 EDGEFIELD BAY. Located in a quiet cul-de-sac and backing a pond, this home offers peaceful water views with a sunny, west facing backyard. A spacious Main Floor offers 9' ceilings, luxury vinyl plank flooring throughout and a central Kitchen with Island, quartz countertops, stainless steel appliance package and Pantry. Easily entertain family & friends in the adjacent Dining Room & Living Room while hosting backyard BBQ's on the Deck. A convenient Mudroom, Office Space & Powder Room adds to the home's thoughtful design. Upstairs you will find a well-appointed Bonus Room, Upper Laundry Room and private Primary Retreat complete with Walk-In Closet and 4-Piece Ensuite featuring dual sinks and Walk-In Shower. Bedrooms #2 & #3 and another Full Bath completes this level. The Basement is full of potential, left unfinished and offers 9' ceilings, a tankless hot water heater and rough-ins for a future bathroom, wet bar and secondary laundry. Additional features of the home include: triple pane windows, modern railings, separate side entrance, 200-amp service, and an attached Double Car Garage. Home is located just steps to an established K-Gr 9 School & Recreation Facility and is close to all amenities including shopping, pathways, playgrounds & parks. Take advantage of this early opportunity! // Note: Measurements are taken from Builder Plans and may change upon completion. Photos are representative of a similar

floor plan only. Actual layout, fixtures, finishes and colours may vary without notice. Buyer may have customization options if purchased early. // Plan ahead and secure your new home in one of Strathmore's most promising new areas!