



GRASSROOTS
REALTY GROUP

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818 Edgefield Street
Strathmore, Alberta

MLS # A2282840



\$750,000

Division:	Edgefield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,391 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

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

Inclusions: fridge stove washer dryer range hood in basement

This beautifully designed two-storey home delivers the perfect mix of contemporary style and everyday practicality. The open-concept main level is bright and welcoming, anchored by a crisp white kitchen with quartz countertops, streamlined cabinetry, and a large island that's perfect for casual dining or entertaining. The adjoining eating nook seamlessly connects to the cozy living area, highlighted by a sleek electric fireplace. A versatile main floor flex room offers endless possibilities — ideal as a home office, formal dining space, or playroom. Upstairs, you'll find four generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet and a spa-inspired 5-piece ensuite. A central bonus room creates the perfect hangout for movie nights or quiet relaxation, while the upper-level laundry room with sink adds everyday convenience. The fully developed basement offers even more flexibility with a separate entrance and an illegal suite complete with its own kitchen, bedroom, 3-piece bath, laundry, and large recreation area — ideal for extended family, guests, or a home-based business setup. Outside, the sunny backyard is ready for summer enjoyment with a deck and swimming pool — and the pool can remain for the new owners to enjoy. With its thoughtful layout, income potential, and modern finishes throughout, this home offers exceptional value and versatility.