



**975 Edgefield Avenue  
Strathmore, Alberta**

**MLS # A2291799**



**\$449,900**

<b>Division:</b>	Edgefield		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,234 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, See Remarks		

**Inclusions:** N/A

Investors and first-time buyers, welcome to your new chapter! This stunning 1234 sq ft 3BD 2.5 BR half duplex in the heart of Strathmore's vibrant Edgefield community offers the perfect blend of style and functionality. A spacious Main Floor offers 9' ceilings, Triple-pane windows, Luxury vinyl plank flooring throughout, and a kitchen is a chef's delight, featuring Quartz counters, a Pantry, and Breakfast bar seating. A Stainless-steel appliance package is available. Breathe Better Live Better with our upgraded What Matters Most - Your Health & Comfort with Hi-Velocity Heating System/Merv 13 Air Filter/Tankless Hot Water System (See supplement for more information) Upstairs, you'll find a primary sanctuary with a private ensuite, Laundry, plus two additional bedrooms. The home is just steps from an established K-Gr 9 school and recreation facility, and is close to all amenities, including shopping, pathways, playgrounds & parks. 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 colors may vary without notice. Buyers may have customization options if purchased early.