



**320 Edgefield Close
Strathmore, Alberta**

MLS # A2291801



\$529,900

Division:	Edgefield		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,375 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

Investors and first-time buyers, take note: welcome to your new chapter! This stunning 1365 sqft. 3 bedroom, 2.5 bathroom 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, luxury vinyl plank flooring throughout. Designed for the modern homeowner, this property offers a seamless flow between its bright, open-concept main floor and its three spacious upstairs bedrooms. Kitchen with Island, quartz countertops, stainless steel appliance package and Pantry. High-efficiency heating with on-demand hot water. Upstairs, you'll find a primary sanctuary with a private ensuite, plus two additional bedrooms. Triple pane glass windows. Outside, the backyard is ready for summer BBQs. 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.