



**772 Edgefield Crescent  
Strathmore, Alberta**

**MLS # A2298669**



**\$630,000**

<b>Division:</b>	Edgefield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,227 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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>	No Animal Home		

**Inclusions:** none

Welcome home to this immaculate 2 story home nestled on a quiet , family friendly street in Edgefield in Strathmore. Just a short stroll to the Mall for all your shopping needs. This 3 bdr 2.5 bath family home comes with 8 ft doors, a great floor plan, open concept main floor with 2 piece bath mud room, kitchen with upgraded stainless steel appliances, a generous island for those quick morning meals, upgraded quartz countertops, walk through pantry to mud room area and attached garage. Upstairs we have spa like ensuite with soaker tub, separate walk-in shower, large walk-in closet, 2 more bedrooms and a family sized bonus completes the top floor. Basement has 9 ft ceiling height, separate entrance and ready for your personal development ideas or a money making legal suite. Generous double garage keeps those cars nice and cozy in the winter.