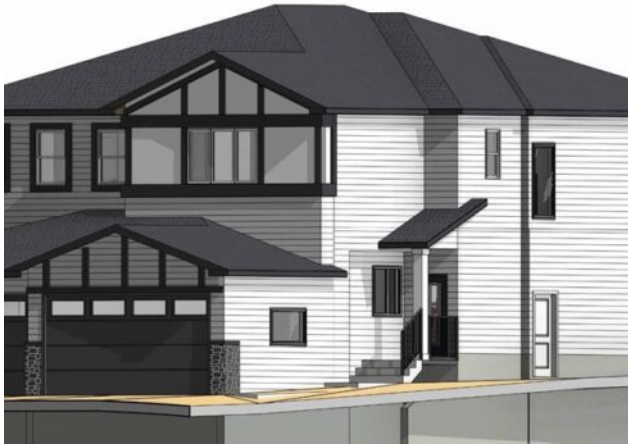




**328 Edgefield Close
Strathmore, Alberta**

MLS # A2300465

\$539,000



Division:	Edgefield		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,950 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks		

Inclusions: None

Listen, this is the kind of opportunity that doesn't sit on the market — a stunning new half duplex with a double attached garage in Edgefield, Strathmore, on a vacant lot where you get to watch your dream home come to life from the ground up, and every single inch of this layout was designed to make you feel like you upgraded your entire lifestyle the moment you walk through the door. The main floor opens with an inviting foyer that flows into a spacious living room and a separate family room with a cozy electric fireplace for those nights when you just want to sink in and decompress, then you move into a bright dining area that connects seamlessly to a modern kitchen loaded with a walk-in pantry, serious cabinetry, and generous counter space built for hosting, cooking, and living all at once — plus a functional mudroom and powder room because the details matter. Head upstairs and the primary retreat is everything — walk-in closet, private ensuite, the whole experience — alongside two well-sized bedrooms, a full bathroom, upper-level laundry that saves you the trips, and a versatile bonus room that becomes whatever your life needs it to be, whether that's a home office, media room, or the space you never knew you were missing. The unfinished basement comes with rough-ins already in place, ready for future development to expand your living space even further. Photos are representative of the builder's finishings and may not depict the exact home. Homes like this in Edgefield don't wait around — book your showing today before someone else does.