

**816 Edgefield Street  
Strathmore, Alberta**

**MLS # A2226594**



**\$779,900**

<b>Division:</b>	Edgefield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,837 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Level, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

Welcome to this IMPECCABLY MAINTAINED EXECUTIVE HOME OFFERING 2,837 SQ FT of beautifully UPGRADED living space on a PREMIUM CORNER LOT in one of Strathmore's most sought-after locations. Just STEPS FROM GEORGE FREEMAN SCHOOL, THE STRATHMORE MOTOR PRODUCTS SPORTS CENTRE and quick access to Highway 1, this home is ideal for growing families, multi-generational households or anyone seeking LUXURIOUS LIVING CLOSE TO ALL AMENITIES. As you enter, you're greeted by a bright, spacious foyer and a thoughtfully designed open-concept main floor featuring 9' ceilings, big windows and stunning views that flood the home with natural light from the south corner exposure. The MASSIVE GREAT ROOM is anchored by a MODERN FIREPLACE for cozy relaxation, while the adjacent dining area comfortably accommodates large gatherings, making it ideal for entertaining. At the heart of the home is a CHEF-INSPIRED KITCHEN featuring two-tone cabinetry with full-height glossy uppers, quartz countertops and big island with seating for four and premium stainless steel appliances including a built-in microwave and smooth top electric stove. A FULLY EQUIPPED SPICE KITCHEN with separate electric stove, sink and additional cabinetry is perfect for keeping bold aromas contained. The WALK-THROUGH PANTRY provides huge storage space. Also on the main floor is a FLEX ROOM ideal for home office or kids homework, a FULL BATHROOM and a mudroom with access to the front-attached double garage is ideal for busy family routines. Upstairs, a CENTRAL BONUS ROOM separates the bedroom wings for added privacy. A functional and thoughtful layout includes TWO SPACIOUS PRIMARY BEDROOMS, each with its own private ensuite bath and walk-in closet &mdash; perfect for equally comfortably

living. TWO ADDITIONAL SPACIOUS BEDROOMS - each with large closets, 4TH FULL BATHROOM and a convenient LAUNDRY ROOM with built-in cabinets, wash-up sink completes the upper floor. The UNFINISHED BASEMENT OFFERS 9&rsquo; CEILINGS AND A SEPARATE SIDE ENTRANCE offers the perfect opportunity for a future suite (subject to municipal approvals) , gym or large recreational media room. Finished with modern railings, oversized windows, and a front-attached double garage, this home combines luxury and practicality in one of Strathmore&rsquo;s most family-friendly communities&mdash;close to parks, playgrounds, downtown amenities, and with quick access to Highway 1. A rare opportunity to own a TURNKEY, FUNCTIONAL AND SPACIOUS HOME at a truly unbeatable location. Check the video tour also.