

**838 Edgefield Street
Strathmore, Alberta**

MLS # A2292663



\$710,000

Division:	Edgefield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,411 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 838 Edgefield Street in the growing community of Edgefield, Strathmore — a beautifully upgraded 4-bedroom family home offering over 2,400 sq ft of bright, modern living space. Ideally located just minutes from Highway 1 with an easy commute to Calgary, and within walking distance to George Freeman School, this home is perfect for families seeking comfort, space, and convenience. Step inside to discover a thoughtfully designed open-concept main floor featuring 8-foot doors, rounded wall corners, and energy-efficient triple-pane windows that flood the home with natural light. The main floor office/den is perfect for working from home or creating a quiet study space. The gourmet kitchen is the heart of the home, showcasing granite countertops, a gas stove, upgraded range hood, modern refrigerator, and plenty of cabinetry—ideal for everyday cooking and entertaining. The kitchen flows seamlessly into the spacious dining and living areas, highlighted by engineered hardwood flooring, custom moldings, upgraded baseboards, designer lighting, and mirrored coat-closet doors. Upstairs, you'll find a generous primary suite retreat along with three additional bedrooms, a versatile bonus room, and two full bathrooms with granite countertops. A convenient upper-floor laundry room with sink adds everyday practicality. Additional features include: • Custom stair railing and upgraded front entrance door • Wider double attached garage with extra storage/workspace • Unfinished walkout basement ready for your future development Enjoy living close to major amenities including Walmart, Sobeys, RONA, restaurants, shopping, and everyday services, all just minutes away. Don't miss this opportunity to own a beautifully upgraded home with a walkout basement in one of Strathmore's

fastest-growing communities.