

\$549,900 - 704 Edgefield Crescent, Strathmore

MLS® #A2097432

\$549,900

3 Bedroom, 3.00 Bathroom, 1,834 sqft

Residential on 0.09 Acres

Edgefield, Strathmore, Alberta

Embrace the allure of modern living in this brand-new semi-detached home nestled in the heart of Edgefield, Strathmore. The newly developed community boasts a K-9 school with a sports fieldhouse, perfect for families seeking educational and recreational opportunities right at their doorstep. With proximity to shopping, scenic pathways, and a growing list of amenities, this home is an ideal choice for families and savvy investors alike. Strathmore, Alberta, is not just a location; it's a promise of affordable and flourishing community living. A mere 25-minute drive east of Calgary, it provides a convenient escape to a town that values a strong sense of community and offers a high quality of life. Step inside this 1834-square-foot haven, where the basement holds untapped potential with its unfinished space and a separate entrance, presenting an exciting opportunity for a future rental suite—an excellent prospect for investors looking to maximize their investment. A secondary suite would be subject to approval and permitting by the city/municipality. The main floor unveils a contemporary open layout, featuring a mudroom, a convenient half bath, and a spacious kitchen, seamlessly blending into the living and dining areas. Stylish floors and finishes add a touch of sophistication to this family-friendly space. As you ascend to the upper level, you'll discover three generously sized bedrooms, each bathed in natural light from large windows. The primary bedroom



offers a luxurious retreat with a walk-in closet and a spa-like ensuite, complete with dual sinks, a shower, and a soaker tub. A full bath, bonus room, and a convenient laundry room complete the upper floor, catering to the practical needs of a modern family. The spacious backyard is a blank canvas, awaiting your creative touch for landscaping and outdoor enjoyment. Appliances and GST are included, easing the transition into your new home. Seize the opportunity to be a part of Strathmore's thriving community. Whether you're a family seeking a sense of belonging or an investor eyeing a smart investment, this home offers the perfect blend of style, functionality, and future potential. Contact us today to make this house your home sweet home!

Built in 2024

Essential Information

MLS® #	A2097432
Price	\$549,900
Sold Price	\$547,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,834
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	704 Edgefield Crescent
Subdivision	Edgefield

City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 0H5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Insulated, On Street

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 11th, 2023
Date Sold	February 10th, 2024
Days on Market	56
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX KEY
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