

# \$779,900 - 816 Edgefield Street, Strathmore

MLS® #A2226594

**\$779,900**

4 Bedroom, 4.00 Bathroom, 2,837 sqft

Residential on 0.11 Acres

Edgefield, Strathmore, Alberta

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 – 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’™ CEILINGS AND A SEPARATE SIDE ENTRANCE offers the perfect opportunity for a future suite (subject to approval and permitting by the city/municipality) , 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’s™ most family-friendly communities – 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.

Built in 2023

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2226594  |
| Price          | \$779,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,837     |
| Acres          | 0.11      |
| Year Built     | 2023      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 816 Edgefield Street |
| Subdivision | Edgefield            |
| City        | Strathmore           |
| County      | Wheatland County     |
| Province    | Alberta              |
| Postal Code | T1P 0H6              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Unfinished  |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Rain Gutters                    |
| Lot Description   | Corner Lot, Level, Views        |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 47             |
| Zoning         | R2             |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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