

# \$725,000 - 820 Edgefield Street, Strathmore

MLS® #A2240315

**\$725,000**

3 Bedroom, 3.00 Bathroom, 2,221 sqft

Residential on 0.10 Acres

Edgefield, Strathmore, Alberta

The moment you walk in, this home makes an impression. The entry is wide, bright, and openâ€”welcoming without trying too hard. It flows into a layout that just worksâ€”thoughtful, functional, and designed for real life. With 9' ceilings, it's open and built for real life.

Off the mudroom, a walk-through pantry with modern wood shelving leads you into a kitchen that shows up for everything: quartz counters, ceiling-height cabinets, LED under-cabinet lighting, and a massive island that anchors the space. Stainless steel appliances, including a range that is electric for now, but has an optional gas hookup if that's your cooking preference. Don't forget the gas hookup on the deck which mean youâ€™re ready for anything from weeknight dinners to weekend BBQs.

Upstairs, it only gets better. Wide stairs and metal spindles lead to a bonus room filled with natural light. Itâ€™s wired for physical network connections and backed by true fibre gigabit internetâ€”perfect for streaming, gaming, and working from home without missing a beat.

The primary suite is a true retreat, with an oversized bedroom, walk-in closet with wood shelving, dual sinks, and a jetted tub built for two. Two additional bedrooms, a full bath, and a proper laundry room with sink and cabinetry round out the upper level. Throughout the home, youâ€™ll find premium



blinds”including motorized systems in the primary, kitchen, and living room, and blackout blinds in the bonus room where it counts.

The basement is wide open with high ceilings, a rough-in for a full bath, and a separate entrance. And with R2 zoning, you™ve got real flexibility to develop whether it's for your family or an investment. The home also includes a large 2-car attached garage which is perfect to keep your vehicles safe from those Alberta storms.

The extras? Every window and door is alarmed. Carbon monoxide and flood detection are built right in. Did we mention this home has AIR CONDITIONING??? Great for those hot summer days Or keep it nice and warm in the winter using your high-efficiency furnace. All controlled by your smart thermostat.

And let™s not forget location”this home is steps from a K-9 school and just a 2-minute drive to the grocery store. Everything you need is right here.

This is a home built with intention, lived in with care, and ready for what™s next. But here™s the thing”you won™t feel it through a screen.

Book the showing. You™ll know it when you see it.

Built in 2023

**Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2240315  |
| Price     | \$725,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,221       |
| Acres          | 0.10        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 820 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 | Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Smart Home |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                         |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas, Humidity Control                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                                      |
| Fireplaces        | Electric, Living Room                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                                                                                       |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Vinyl Siding, Wood Frame                                                    |
| Foundation        | Poured Concrete                                                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 75              |
| Zoning         | R2              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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