



THE
A-TEAM

**RE/MAX
FIRST**

641 EDGEFIELD Gate, Strathmore T1P 0E9

MLS®#: **A2118786**

Area: **Edgefield**

Listing Date: **03/29/24**

List Price: **\$655,000**

Status: **Pending**

County: **Wheatland County**

Change: **-\$10k, 25-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Strathmore

Year Built:

2016

Lot Information

Lot Sz Ar:

4,822 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,093

Low Sqft:

Ttl Sqft:

2,093

DOM

51

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`8" x 12`0"
Dining Room	Main	9`11" x 9`11"
2pc Bathroom	Main	
Bedroom - Primary	Upper	17`9" x 12`0"
Bedroom	Upper	12`0" x 9`9"
Laundry	Upper	10`8" x 5`8"
Family Room	Lower	19`6" x 13`6"

Room	Level	Dimensions
Kitchen	Main	14`6" x 12`8"
Mud Room	Main	9`8" x 5`5"
Bonus Room	Upper	15`0" x 11`7"
5pc Ensuite bath	Upper	
Bedroom	Upper	11`11" x 9`10"
4pc Bathroom	Upper	
Bedroom	Lower	11`6" x 9`11"

4pc Bathroom		Lower	Legal/Tax/Financial	
Title:		Zoning:		
Fee Simple		R1N		
Legal Desc:		1411906	Remarks	
Pub Rmks:		<p>Just 25 minutes from Calgary, Strathmore offers the perfect blend of small-town charm and big-city convenience. With full amenities, good schools, and ample recreational facilities, it's the ideal setting for families seeking quality, affordable living. Step inside this immaculate 2-story residence, located mere steps from George Freeman K-9 School and its accompanying sports plex. Easy access to Hwy 1 and shopping too. With a 23'X20' double attached garage, convenience is at your fingertips. This stunning home boasts 4 bedrooms, making it perfect for families or accommodating guests. With 3.5 bathrooms, everyone's comfort and convenience are ensured. The fully developed walkout basement offers added living space, complete with a second kitchen, full bathroom, bedroom, and living room. Enjoy custom window treatments throughout, adding elegance and privacy to every room. Plus, benefit from a reverse osmosis water treatment system, ensuring pure, refreshing water straight from your tap. As you enter, you're greeted by a spacious tile entrance and a convenient boot room with lockers off the garage. The functional kitchen features craftsman-style cabinetry, stainless appliances, granite counters, and a large walkthrough pantry. Cozy up in the living room by the stone wall fireplace, or bask in natural light from the floor-to-ceiling south-facing windows. Outside, the big, fenced yard offers plenty of space for outdoor activities and gatherings. Relax on the patio or tend to your garden boxes, creating your own oasis in the backyard. Upstairs, discover a bonus room, plush carpeting, a laundry room, and three bedrooms with spacious closets. The primary bedroom boasts a large walk-in closet and an ensuite bathroom with dual sinks, a soaker tub, and an oversize shower. Don't miss out on the opportunity to make this stunning home yours. With its unbeatable location and exceptional features, schedule your viewing today and start living the life you've always dreamed of in Strathmore!</p>		
Inclusions:		Reverse osmosis, shed		
Property Listed By:		RE/MAX Key		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











