



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**766 EDGEFIELD Crescent, Strathmore T1P 0H5**

MLS®#: **A2153976**

Area: **Edgefield**

Listing Date: **08/02/24**

List Price: **\$694,900**

Status: **Active**

County: **Wheatland County**

Change: **-\$25k, 19-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Strathmore**  
City/Town: **2024**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,402 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Interior Lot,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

DOM

**47**  
Layout  
Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Rain Gutters**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**  
Int Feat: **Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`10"
Foyer	Main	8`4" x 7`4"
Living Room	Main	14`8" x 14`1"
Office	Main	9`9" x 10`3"
4pc Bathroom	Upper	10`5" x 5`0"
Bedroom	Upper	10`5" x 10`5"

Room	Level	Dimensions
Dining Room	Main	12`1" x 8`2"
Kitchen	Main	15`0" x 14`2"
Mud Room	Main	10`8" x 6`10"
Pantry	Main	5`2" x 9`0"
5pc Ensuite bath	Upper	10`1" x 8`8"
Bedroom	Upper	10`1" x 12`4"

**Bedroom**  
**Bedroom - Primary**  
**Laundry**

**Upper**  
**Upper**  
**Upper**

**10`1" x 12`2"**  
**14`9" x 15`2"**

**Family Room**  
**Walk-In Closet**

**Upper**  
**Upper**

**17`0" x 12`3"**  
**10`1" x 5`3"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2010160**

Zoning:  
**R2**

Remarks

Pub Rmks:

**\*\* Brand New, Move-In Ready Home with Top of the Line Finishes \*\* Across From the George Freeman School & Strathmore Motor Products Sports Centre | 2418 SqFt | Main Level 4pc Bath | Main Level Office | Black & White Quartz Countertops | Stainless Steel Appliances | Full Height Cabinets | High Ceilings | Open Floor Plan | Gas Fireplace | Upper Level Family Room | Upper Level Laundry | Side Entry to Basement | Deck | BBQ Gas Line | Large Backyard | Front Attached Extended Double Garage | Gas Outlet in Garage | . Welcome to your beautiful brand new 2-storey family home boasting 2418 SqFt throughout the main and upper levels with an additional 974 SqFt in the unfinished basement ready to grow with your family! The front door opens to a foyer with a hall closet and plenty of space for bench seating. The main level office is great for anyone with a work-from-home lifestyle and with the frosted french doors there is a bonus of privacy! Across from the office is a 4pc bathroom with a tub/shower combo. The open floor plan kitchen, dining and living rooms are designed for entertainment. The sparkling kitchen is outfitted with full height cabinets with a gloss finish, stainless steel appliances, a double basin sink and quartz countertops. The black quartz kitchen island is a masterpiece with space for barstool seating. Off the kitchen is a walk-through pantry that leads to the rear mudroom and interior garage door for an easy grocery drop! The dining and living rooms are bright with natural light! The dining room is accompanied by sliding glass doors that lead to the deck for indoor/outdoor living. The living room is centred with a gas fireplace and tile backsplash adding both comfort and style to the space. Upstairs holds 4 bedrooms, 2 full bathrooms, a family room and laundry. The primary bedroom is a personal oasis paired with a deep walk-in closet with organizers and a 5pc ensuite. The ensuite has a deep soaking tub, walk-in shower and double vanities with a white quartz countertop and storage. Bedroom 2 also has a walk-in closet! Bedrooms 2, 3, & 4 are all a great size and share the main 4pc bathroom with a tub/shower combo. The upper level family room is an added bonus to your living space as its a great room to spend the evenings relaxing. Enjoy the statement piece accent wall that adds both colour and style to the space. The laundry is tucked in a deep hall closet to not take away from any living space and is conveniently located near all the bedrooms. Downstairs, basement has a separate side entry and rough-in plumbing. The opportunities are endless as its a blank canvas! Outside, the spacious backyard is perfect to host a summer BBQ with friends and family! The front attached extended double garage and driveway allow for 4 vehicles to be parked at any time plus street parking is readily available too! With its unbeatable location, this home is perfect for your family! Don't miss out on this incredible brand new home; book your showing today!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Crown**

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