



THE
A-TEAM

**RE/MAX
FIRST**

602 EDGEFIELD Gate, Strathmore T1P 0E9

MLS®#: **A2184080**

Area: **Edgefield**

Listing Date: **12/23/24**

List Price: **\$595,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Strathmore

Abv Sqft:

2,159

Year Built:

2014

Low Sqft:

Lot Information

Ttl Sqft:

2,159

Lot Sz Ar:

4,134 sqft

Lot Shape:

Access:

Back Yard

Lot Feat:

Double Garage Attached

Park Feat:

DOM

40

Layout

Beds:

5 (5)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Kitchen Island,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	18`4" x 14`9"
Dining Room	Main	32`7" x 46`2"
Kitchen	Main	51`5" x 34`9"
Pantry	Main	29`9" x 23`0"
4pc Bathroom	Upper	29`6" x 16`5"
Bedroom	Upper	38`3" x 31`2"
Bedroom	Upper	29`6" x 40`2"

Room	Level	Dimensions
Bedroom	Main	29`3" x 46`2"
Foyer	Main	18`10" x 32`0"
Living Room	Main	38`3" x 46`2"
Walk-In Closet	Main	18`4" x 15`0"
4pc Ensuite bath	Upper	36`8" x 36`11"
Bedroom	Upper	31`9" x 30`1"
Bonus Room	Upper	46`9" x 52`6"

Laundry
Walk-In Closet

Upper
Upper

29`6" x 21`4"
22`2" x 36`8"

Bedroom - Primary

Upper

41`3" x 46`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1411906

Zoning:
R2

Remarks

Pub Rmks:

Welcome to a meticulously designed executive family Semi Detached home, a former show home located on a corner lot, in a desirable new community in Strathmore. This expansive 2150-square-foot residence is a true rarity in the neighborhood, featuring 4 spacious bedrooms, with a potential of making 5 bedrooms, and an inviting layout that seamlessly accommodates the needs of every generation. Step into a main floor that balances elegance with practicality, highlighted by 9' ceilings and abundant natural light. The gourmet kitchen, with its expansive quartz island, rich cabinetry, is a chef's dream and flows effortlessly into the open-concept living room and dining area. The main level also includes an Office/bedroom, ideal for elderly family members or visiting guests who appreciate accessibility and privacy. Upstairs, the master suite is a haven of comfort with a Vaulted ceiling boasting a luxurious 5-piece ensuite, a spacious walk-in closet, and ample room to unwind. Three additional bedrooms, each with its own closet, offer ideal spaces for family members to retreat, while a bonus room and large laundry room add extra convenience to this level. To complete this perfect home - double attached heated garage with an epoxy finished floor, the basement you can finish the way you want plus the central air condition and private backyard with a wooden deck with ample space to enjoy summer gatherings. Close proximity to New Element school, a large new shopping plaza, aquatic centre, Hospital, family centre, curling ring & Water Park, this home provides everything you need for a connected yet serene lifestyle. Don't miss the chance to own this remarkable Semi Detached Home, where luxurious living spaces and functional design come together beautifully.

Electric Garage Heater, Central Air
eXp Realty

Inclusions:
Property Listed By:

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







