



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**601 EDGEFIELD Gate, Strathmore T1P 0E9**

MLS®#: **A2186540**

Area: **Edgefield**

Listing Date: **01/09/25**

List Price: **\$695,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Strathmore**  
Year Built: **2014**  
Lot Information  
Lot Sz Ar: **4,620 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,002**  
Low Sqft:  
Ttl Sqft: **2,002**

DOM

**12**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,No Neighbours Behind,Landscaped,Yard Drainage,Sloped**

Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Fiberglass**  
Heating: **Central,Natural Gas**  
Sewer:  
Ext Feat: **Rain Barrel/Cistern(s),Storage**

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

Kitchen Appl: **Built-In Oven,Built-In Range,Dishwasher,Garage Control(s),Humidifier,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,Open Floorplan,Soaking Tub,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`0" x 13`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`0" x 11`0"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>12`0" x 9`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`0" x 12`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`0" x 9`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>14`0" x 9`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`0" x 12`0"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>15`0" x 12`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>18`0" x 13`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>			

Title:  
**Fee Simple**  
Legal Desc:

**1411906**

Zoning:  
**R2**

Remarks

Pub Rmks: **For more information, please click Brochure button. Fully finished 2002 sqft 2 story walkout with 3 bedrooms up and 1 down for a total of 2706 sqft of living space. The main floor has a 2-story foyer, laundry room, half bath, walk-in closet for seasonal clothing and open concept living, kitchen and dining room with a gas fireplace. Upstairs has a bonus room, full bath for the 2 secondary bedrooms, linen closet and the master suite. The master suite has a generous ensuite with custom walk-in closet and feature wall. The fully finished walkout basement consists of a full custom bathroom with in-floor heat, storage room with shelving and furnace room. The basement living room has custom walnut shelving accents and a large bedroom with double barn door entrance and walk-in closet. All basement flooring and accent tile matches on all 3 floors. The finished double garage has huge ceiling height with built in overhead storage along with a Lennox gas heater (2021) and the driveway has been widened to allow 3 parked cars. This home also has central A/C (2021) and a new oversize H/E gas water heater installed (2023). This home has large south facing windows on all 3 levels allowing a bright atmosphere and views of the open landscape behind this subdivision. Edgefield has a newly built K-9 school and public sports center which is a short 1 block walk away. The outside yard is well manicured with fruit and zone appropriate trees and flower beds. There is a well finished 12x10 garden shed and over 2500 L of rain catch containers plumbed into downspouts. The walkout level has a poured concrete patio and a custom 3 tier deck along the side of house which ties into the front wrap around covered porch, perfect for the summer BBQ's and lounging. Original owners since newly built in 2014 and has been a 100% no pet home. One of a kind!**

Inclusions:  
Property Listed By: **Lennox Garage Heater, Central Air, Built-In Oven and Range  
Easy List Realty**

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



















