

# \$519,900 - 709 Edgefield Crescent N, Strathmore

MLS® #A2210225

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,740 sqft

Residential on 0.08 Acres

Edgefield, Strathmore, Alberta

Welcome to this beautiful 2-storey home located in one of Strathmore's most SOUGHT AFTER new neighborhoods, Edgefield! Situated on a QUIET, family-friendly street, this home offers charm, functionality, and thoughtful design throughout. Step inside to a bright and welcoming main floor with an OPEN CONCEPT layout that's ideal for everyday living and entertaining. Large windows fill the space with natural light, and the cozy living room with a gas fireplace flows effortlessly into the dining area and kitchen. You'll love the stylish finishes—QUARTZ countertops, stainless steel appliances, modern cabinetry, and a walk through pantry to keep things organized. Plus, there's a mudroom that connects to your OVERSIZED 18 \* 25 Ft double attached garage—drywalled and insulated for year-round use. Upstairs, you'll find three spacious bedrooms, including a king-sized primary suite with a private 4-piece ensuite and walk-in closet. The two additional bedrooms are perfect for kids, guests, or even a home office. A second full bathroom and convenient upstairs laundry make daily routines a breeze! Need more space down the road? The unfinished basement is ready for your ideas—whether it's a home gym, media room, or extra bedroom. Outside, the fenced SOUTH facing backyard is ideal for warm evenings, Summer BBQs and is complete with a spacious deck. Located close to schools, parks, shopping, and walking



paths, this home checks all the boxes for buyers looking for a move-in ready space in a fantastic location. Start your homeownership journey hereâ€”book your private showing today!

Built in 2017

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2210225               |
| Price          | \$519,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,740                  |
| Acres          | 0.08                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 709 Edgefield Crescent N |
| Subdivision | Edgefield                |
| City        | Strathmore               |
| County      | Wheatland County         |
| Province    | Alberta                  |
| Postal Code | T1P 0G1                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, No Smoking Home, Pantry, Walk-In Closet(s) |
|-------------------|--------------------------------------------------------------------------|

|                 |                                                                                        |
|-----------------|----------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating         | Forced Air, Natural Gas                                                                |
| Cooling         | None                                                                                   |
| Fireplace       | Yes                                                                                    |
| # of Fireplaces | 1                                                                                      |
| Fireplaces      | Gas, Living Room, Mantle                                                               |
| Has Basement    | Yes                                                                                    |
| Basement        | Full, Unfinished                                                                       |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Landscaped, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Stone, Vinyl Siding, Wood Frame      |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 20               |
| Zoning         | R2               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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