

# \$685,000 - 601 Edgefield Gate, Strathmore

MLS® #A2186540

**\$685,000**

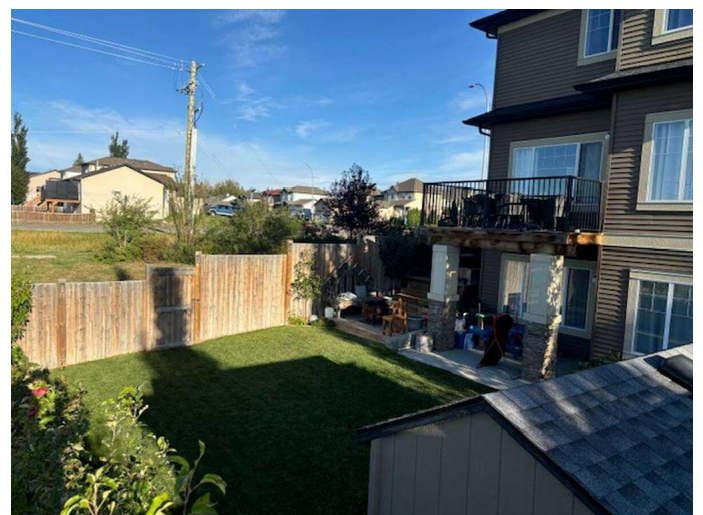
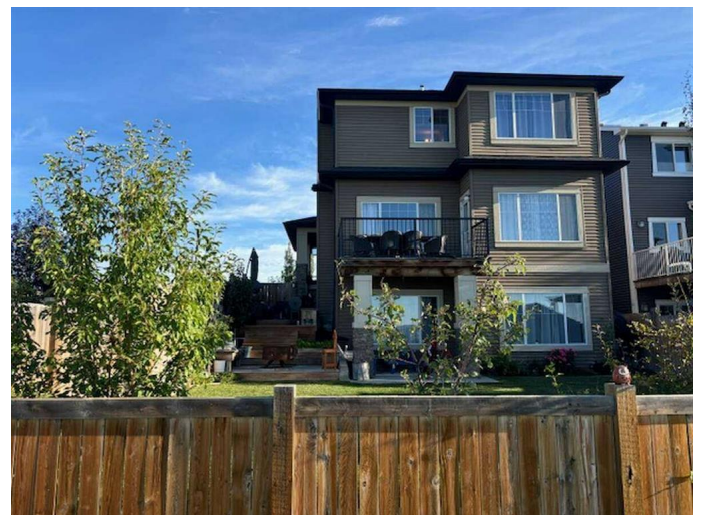
4 Bedroom, 4.00 Bathroom, 2,002 sqft

Residential on 0.11 Acres

Edgefield, Strathmore, Alberta

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 BBQâ€™s and lounging. Original owners since newly built in 2014 and has been a 100% no pet home. One of a kind!

Built in 2014

### **Essential Information**

MLS® #	A2186540
Price	\$685,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,002
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	601 Edgefield Gate
Subdivision	Edgefield
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 0E9

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Parking Pad
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, Open Floorplan, Stone Counters, Double Vanity, Vinyl Windows, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Range, Built-In Oven, Humidifier, Range Hood
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Finished

## Exterior

Exterior Features	Rain Barrel/Cistern(s), Storage
Lot Description	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, No Neighbours Behind, Sloped, Yard Drainage
Roof	Fiberglass
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	January 9th, 2025
Days on Market	89
Zoning	R2

## Listing Details

Listing Office	Easy List Realty
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