

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

MLS® #A2186540

**\$685,000**

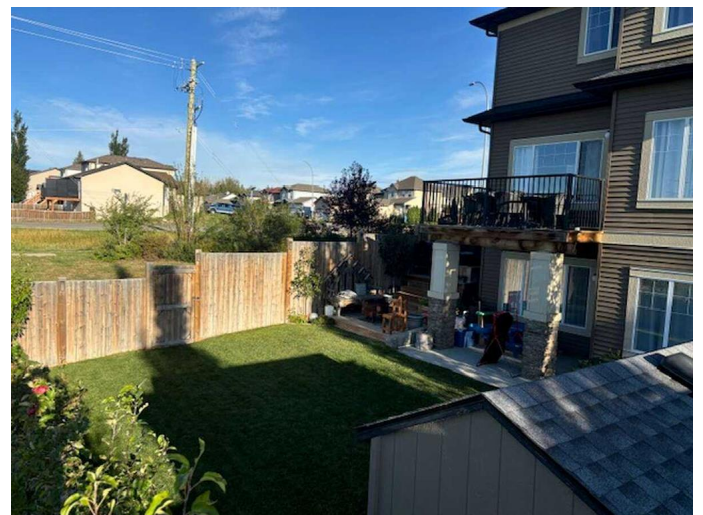
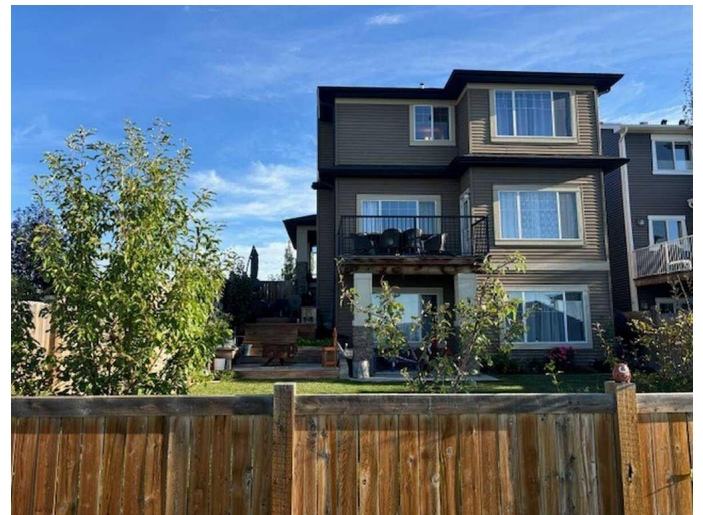
4 Bedroom, 4.00 Bathroom, 2,002 sqft

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 | 85                |
| Zoning         | R2                |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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