

# \$539,900 - 743 Edgefield Crescent, Strathmore

MLS® #A2263149

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,885 sqft  
Residential on 0.08 Acres

Edgefield, Strathmore, Alberta

Welcome to this beautifully maintained 2020-built home in the family-friendly community of Edgefield, just steps away from George Freeman School (K-9) and a short walk to shopping, parks, and everyday conveniences.

Step into a functional main floor office which is perfect for work-from-home or study, then move into the open living area with a cozy gas fireplace and kitchen with ample pantry storage. Upstairs, a central bonus room complements three bedrooms, including a master retreat featuring a spacious walk-in closet and spa-inspired ensuite with jetted tub, separate shower, and dual vanities. An upstairs laundry adds everyday convenience.

The unfinished lower level is a clean slate. 9' ceilings, three egress windows, bathroom rough-in, and a side entrance. This setup offers a prime canvas for a future legal suite (subject to municipal permit approval) or additional development.

Additional highlights: high-efficiency furnace, HRV system, LED lighting, and brand-new roof and gutters (2024). The double attached garage is fully insulated and includes a man door to the backyard. Outside, enjoy a fully insulated double attached garage with a man door to the backyard, and since the only attached portion between the sides of the duplex is the garage, you'll appreciate the



privacy and quiet of this semi-detached design. Major updates like a new roof and gutters (2024) give added peace of mind.

Located in one of Strathmore’s most sought-after areas, this home offers unbeatable convenience: close to schools, parks, walking paths, and the Ranch Market Shopping Centre. Whether you’re a first-time buyer, growing family, or investor seeking suite potential, this property delivers modern style, efficiency, and value in a location that truly has it all.

Don’t miss your chance to own in Edgefield! Homes like this are rarely available and sell quickly. Schedule your showing today!

Built in 2020

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2263149               |
| Price          | \$539,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,885                  |
| Acres          | 0.08                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 743 Edgefield Crescent |
| Subdivision | Edgefield              |
| City        | Strathmore             |
| County      | Wheatland County       |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T1P 0H5 |

### Amenities

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

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer  |
| Heating           | Central, Forced Air, Natural Gas                                                |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Gas                                                                             |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Unfinished                                                                |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Other                                |
| Lot Description   | Back Yard, Rectangular Lot, City Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 9                  |
| Zoning         | R2                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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