



GRASSROOTS
REALTY GROUP

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**1102 55 Street
Edson, Alberta**

MLS # A2236470



\$299,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Utility Room Shelving

Welcome to this adorable renovated 4 bedroom, 2 bathroom bungalow situated on a spacious corner lot in a family-friendly neighborhood. With new flooring, fresh paint, and stylish light fixtures throughout, this home is full of charm and modern touches! The main level features three bedrooms and a bright kitchen with beautifully painted cupboards and sleek stainless steel appliances. Downstairs, you'll find a warm and inviting basement complete with a wood-burning fireplace and an additional bedroom and bathroom—perfect for guests or a home office. Step outside into the private, mature yard filled with stunning trees, offering both shade and serenity. With off-street parking and a location close to schools and parks, this home is a perfect fit for families or anyone looking for comfort and convenience in a welcoming community.