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5301 15 Ave Edson, Alberta

MLS # A2249267



\$367,900

Division:	Edson				
Type:	Residential/House				
Style:	Bi-Level				
Size:	1,300 sq.ft.	Age:	1979 (46 yrs old)		
Beds:	5	Baths:	2 full / 1 half		
Garage:	Single Garage Attached				
Lot Size:	0.15 Acre				
Lot Feat:	Corner Lot				

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

Features: Ceiling Fan(s)

Inclusions: There is a central vac system but the seller doesn't use it and the buyer is welcome to it. Not sure if it still works.

This well laid out and inviting 5 bedroom, 2.5 bath bi-level home is perfect for families and located in a great neighbourhood. The bright and open main floor features a generous living and dining area, a cozy kitchen with a pantry/storage closet, a primary bedroom with a private 2-piece ensuite, two additional bedrooms, and a full 4-piece main bathroom. The fully finished basement adds even more living space with a huge rec room, two more bedrooms, a 3-piece bathroom complete with a sauna, a laundry/utility room with ample storage, a dedicated study or office area, and bonus storage space under the stairs. Well maintained and never affected by water issues, the home also includes a nicely landscaped, fully fenced yard with a storage shed and fire pit, ideal for outdoor enjoyment. Shingles were replaced approximately 12 years ago. With plenty of room for the whole family and more, this home is a must-see!