



**6336 15 Avenue S
Edson, Alberta**

MLS # A2256518



\$535,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,259 sq.ft. | Age: | 2001 (25 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener, Gravel Driveway | | |
| Lot Size: | 0.41 Acre | | |
| Lot Feat: | Back Yard, Brush, Few Trees, Lawn, Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Floor Furnace, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | R1-B |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, Storage | | |

Inclusions: none

Welcome to this beautifully maintained bungalow offering space, comfort, and some modern upgrades, all on a generous lot right in town! This spacious open plan layout has a kitchen has a abundance of cabinets and an island with eat up breakfast bar and plenty of counter space, built in appliances,. The main level offers a Primary bedroom with 4 piece ensuite including jetted tub, second and third bedrooms and a 3 piece bathroom. Basement offers two more bedrooms, large family room, laundry room, 2 piece bathroom (with room for a shower if desired) and a fantastic games room. Double attached heated garage wiith man door. Recent upgrades include newer shingles, new dishwasher, epoxy garage floor, ceiling in games room, some paint and a fabulous new two tier deck! There is also separate entrance to the basement for added convenience. The outdoor space is .41 of an acre includes a dog run, plenty of parking and space for an RV/Boat etc. The yard is huge and has a cozy firepit area, great for entertaining family and friends.