



GRASSROOTS
REALTY GROUP

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**6336 15 Avenue S
Edson, Alberta**

MLS # A2256518



\$535,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,259 sq.ft.	Age:	2001 (24 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		

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, apoxy 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.