



**GRASSROOTS**  
REALTY GROUP

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**1808 63 STREET**  
**Edson, Alberta**

**MLS # A2256924**



**\$849,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,290 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Other, RV Access/Parking		
<b>Lot Size:</b>	1.97 Acres		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Electric, Hot Water, Natural Gas	<b>Water:</b>	Drinking Water, Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Phone
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home		

**Inclusions:** none

Prepare to be captivated by this completely renovated two-story Tudor-style residence, nestled on nearly two private acres. From the moment you enter, elegant arched entryways and exquisite craftsmanship set the tone for this remarkable home. The custom-built eat-in kitchen features granite countertops, a large center island, stainless steel appliances, and abundant cabinetry, perfect for any chef. A formal dining room offers an elegant setting for entertaining, while the family room and mudroom add comfort and practicality. The great room is the showpiece of the home, boasting soaring cathedral ceilings, a breathtaking two-story stone gas fireplace, and a spiral staircase leading to a floor-to-ceiling library loft, a true architectural highlight. Upstairs, the primary suite provides a luxurious retreat with a spacious walk-in closet, a stunning 5-piece ensuite, and convenient in-suite laundry. Three additional bedrooms and another 5-piece bathroom ensure plenty of space for family and guests. The fully finished basement offers a large recreation room, an additional bedroom, a 4-piece bathroom, and ample storage and utility space, perfect for kids, hobbies, or a home gym. Outside, enjoy the ultimate in outdoor living with a composite patio and pergola, firepit, pond, BBQ shelter, and hot tub. A paved circular driveway, RV parking, attached garage, and an additional heated 5-car garage provide abundant parking and space for all your vehicles and toys. This property blends timeless Tudor charm with modern luxury and functionality...a rare find in Edson!