



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**#1, 53407 Range Road 155
Edson, Alberta**

MLS # A2258572



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,173 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	2.99 Acres		
Lot Feat:	See Remarks		

Heating:	None	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	29-53-15-W5
Exterior:	Composite Siding	Zoning:	CRD
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
--------------------	-----

Good bones, ready for your touch! This fixer-upper in the sought-after Pinedale Estates offers the perfect blend of community and country living, just minutes from town. Step through the double door entrance, Lots of natural light makes for warm welcoming feel. The living room features a charming wood-accented fireplace and open to the dining room, complete with glass French doors to the backyard. The functional kitchen provides plenty of counter space. Also on this level, you'll find a primary bedroom with ensuite, two additional bedrooms, and a full 3-piece bath. The partially finished lower level includes two bedrooms, a half bath, and a wood stove with a convenient wood bin tucked under the stairs. Home ahas a large double car attached garage. Never carry your groceries through the snow again. Outside, enjoy the well-manicured lawn, mature trees, firepit, and plenty of room for a garden. Lots of space for family gatherings and camping weekends….when the family all comes to help with the renos!