



GRASSROOTS
REALTY GROUP

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5203 54 Avenue
Edgerton, Alberta

MLS # A2262904



\$244,500

Division:	Edgerton		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,522 sq.ft.	Age:	1968 (57 yrs old)
Beds:	6	Baths:	2
Garage:	Boat, Double Garage Detached, RV Access/Parking		
Lot Size:	0.66 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Many Trees, Other, Private, See Re		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas
Floors:	Carpet, Concrete, Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Concrete, Mixed, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Ceiling Fan(s), Pantry, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Residential
Utilities:	-

Inclusions: na

Set on a generous lot in the welcoming community of Edgerton, this well-maintained bungalow offers plenty of space both inside and out for your family to enjoy. The main floor features beautiful hardwood floors, three comfortable bedrooms, a full bathroom, and a large primary bedroom complete with a walk-in closet and an ensuite with dual showerheads. The bright kitchen is highlighted by rich oak cabinetry, a walk-in pantry, and an eat-in island that opens to the spacious dining and living area—perfect for family gatherings. Outside, you’ll love the awesome outdoor bar and barbecue area built around the firepit, creating the ideal space for entertaining and relaxing. The large yard offers lots of room for anything you may choose—gardening, play, or future expansion. A detached double garage and large shop provide great storage and workspace options. The owner is also planning to replace the shingles on the house and install a wood-burning stove in the shop, offering even greater comfort and value for the next owner. This property is an excellent opportunity to enjoy small-town living with space, privacy, and charm in the heart of Edgerton.