



**GRASSROOTS**  
REALTY GROUP

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**5505 13 Avenue  
Edson, Alberta**

**MLS # A2264003**



**\$219,900**

**Division:** NONE

**Type:** Residential/House

**Style:** 3 Level Split

**Size:** 1,503 sq.ft. **Age:** 1979 (46 yrs old)

**Beds:** 4 **Baths:** 1

**Garage:** Driveway, Single Garage Attached

**Lot Size:** 0.15 Acre

**Lot Feat:** City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** N/A

Nice family home in good location