



GRASSROOTS
REALTY GROUP

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**5618 16 Avenue
Edson, Alberta**

MLS # A2269757



\$629,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,846 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, Off Street, RV Access/P		
Lot Size:	0.37 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Street Lighting		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to Wilshire Estates! This stunning 1,845 sq ft bungalow sits on a beautiful 0.37-acre lot surrounded by mature trees and backing onto a peaceful greenspace — offering privacy and nature right at your doorstep. Inside, you'll find 5 bedrooms, 3 bathrooms, and central air conditioning for year-round comfort. The open-concept living area is bright and inviting, with a gorgeous view of the backyard. The spacious kitchen features an oversized island with sink and dishwasher, walk-in pantry, plenty of cabinetry, under-cabinet lighting, and high-end stainless steel appliances. French doors from the dining area open onto a covered composite deck with a gas BBQ hookup — perfect for entertaining. The main level includes 3 bedrooms and 2 full bathrooms, including a lovely primary suite with a 3-piece ensuite and private deck. A dream mudroom/laundry room with sink leads to the oversized heated double garage. Downstairs, you'll love the finished basement with in-floor heat, high ceilings, a wet bar, a family rec room, 2 additional bedrooms, and a 3-piece bath. It's an ideal setup for movie nights, a home gym, or hosting guests. The fully fenced backyard features built-in cedar benches and planters, an apple tree, two sheds, a new brick patio, and RV parking. Recent updates include paint (2023), new smart kitchen and laundry appliances (2021), and hot water tank in 2023. Located in a family-friendly neighborhood close to trails, parks, and schools — this home truly has it all!