



GRASSROOTS
REALTY GROUP

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**5226 18 Avenue
Edson, Alberta**

MLS # A2274106



\$498,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,324 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Many Trees, Rectangular Lot		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Open Floorplan		

Inclusions: none

Step into this beautifully updated 4-bedroom home showcasing a spacious open-concept design with elegant hardwood and ceramic tile flooring. A cozy corner gas fireplace adds warmth and charm. An abundance of light pours into this modern kitchen with new countertops and stylish backsplash and stainless steel appliances. The primary suite offers a striking barnboard look feature wall and a beautiful brand-new 4-piece ensuite with granite countertops. The fully finished basement expands your living space with a large family room, an Oilers-themed wet bar, a 4th bedroom, a 3-piece bathroom, and a large laundry/storage area (could easily build a 5th bedroom if desired). Outside, enjoy a covered deck overlooking a treed greenbelt, shed and firepit area. A double attached garage with RV parking pad. Over \$80,000 in recent upgrades: new roof, high-efficiency furnace, hot water tank, paint, flooring and fixtures. Located near schools and walking trails. Move-in ready and packed with upgrades and available for quick possession. It's an absolute must-see for buyers seeking comfort, style, and convenience.