



**1727 63 Street
Edson, Alberta**

MLS # A2279498



\$539,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,680 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.39 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Level		

Heating: In Floor, Forced Air, Natural Gas

Floors: Hardwood, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding

Foundation: ICF Block

Features: Granite Counters, Kitchen Island, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Stunning 4-Bed, 4.5-Bath Bungalow on Huge 17,114 sq ft Lot! Custom-built in 2016, this bright and spacious home features a dream kitchen with granite counters, soft-close cabinets, island, walk-through pantry, and stainless appliances. Main floor offers gleaming hardwood floors, large primary with 5-pc ensuite & walk-in closet, second bedroom, 2-pc bath, laundry, and deck overlooking a private, treed backyard. Walk-out basement includes 2 more bedrooms (one second master with ensuite), family & dining rooms, full kitchen, private entrance, roughed-in for laundry, AC, and potential legal suite. High-end features include in-floor basement & garage heat, oversized double garage, Hardy plank siding, composite decking, hot water on demand, high-efficiency furnace, RV parking, and paved driveway. No carpet. Vacant lot next door available—bundle for a great deal!