



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**6616 5 Avenue
Edson, Alberta**

MLS # A2287776



\$269,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	952 sq.ft.	Age:	1966 (60 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Gravel Driveway, Off Street		
Lot Size:	0.33 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully updated 3-bedroom, 1-bathroom home sitting on a large lot in Glenwood. This charming property blends modern upgrades with classic character and is truly move-in ready—perfect for first-time buyers or those looking to downsize. Recent updates include an updated bathroom, newer windows, shingles, flooring, and trim, along with a newer hot water tank and updated appliances for added comfort and efficiency. Step outside to a spacious yard ideal for gardening, kids, or pets, plus a detached garage with plenty of room for parking and storage. Located in a family-friendly neighborhood close to parks, schools, shopping, and public transit, this home offers incredible convenience and value.