



**GRASSROOTS**  
REALTY GROUP

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4819 17 Avenue  
Edson, Alberta

MLS # A2287934



**\$410,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	972 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street, On Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, See Remarks		

**Heating:** Central, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** 21-53-17-W5

**Zoning:** R1

**Utilities:** -

**Inclusions:** NA

Built in 2021, this bi-level home is ideally located near three schools and offers five bedrooms (3 up, 2 down) and two full bathrooms. The open-concept kitchen and dining area provide a great space for everyday living and family gatherings. Parking for 3 vehicles on rear pad. The finished basement includes a spacious recreation room, plumbing for a future bar, and a separate laundry room. Enjoy the fully fenced sunny backyard featuring a large deck and pergola &mdash; perfect for outdoor entertaining &mdash; plus convenient storage under the front deck for garbage bins, lawn equipment, and seasonal items.