



**5136 57 Avenue
Edgerton, Alberta**

MLS # A2288893



\$329,000

Division:	Edgerton		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,394 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: N/A

This well-appointed 1,393 sq. ft. bi-level home is situated in a newer subdivision in Edgerton, conveniently located just 20 minutes east of Wainwright, Alberta. Thoughtfully designed for family living, the home offers a practical layout with generous, well-utilized living spaces throughout. The main floor features hardwood flooring in the living room and hallway, complemented by ceramic tile in the entryway, kitchen, and bathrooms. The bright, spacious kitchen is a true highlight, featuring attractive oak cabinetry, a large island, and a comfortable dining area—perfect for both daily living and entertaining. The primary bedroom includes a walk-in closet and a 3-piece ensuite with a jetted tub. Two additional bedrooms and a well-sized 4-piece main bathroom complete the upper level. The fully developed basement provides excellent additional living space with a large games room, family room, office, two more bedrooms, a laundry and storage area, and a plumbed-in bathroom ready for future completion. Outside, the property offers a fenced and landscaped yard, an inviting deck, a double attached garage, and a concrete driveway. Added features include central air conditioning and a garden shed, enhancing both comfort and functionality.