



5208 54 Avenue
Edgerton, Alberta

MLS # A2299108



\$259,000

Division:	Edgerton		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,244 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, Laminate Counters, Open Floorplan, Storage, Tankless Hot Water		

Inclusions: Shed

Welcome to small-town living with space to grow, gather, and truly feel at home. Nestled in the charming village of Edgerton, this fully finished 1244 sq ft home offers the perfect blend of comfort, functionality, and lifestyle—ideal for families looking to put down roots in a welcoming community. From the moment you step inside, you’ll appreciate the bright, open-concept design that seamlessly connects the dining area and eat-in kitchen—an inviting space made for everything from busy weekday mornings to hosting family and friends. Thoughtful touches like hardwood flooring, stainless steel appliances, and abundant cabinetry make this kitchen as practical as it is stylish. Just a few steps down, a convenient mudroom and laundry area help keep everyday life organized. The main floor features an updated 4-piece bathroom, three generously sized bedrooms, including a comfortable primary retreat overlooking your beautiful back yard. Downstairs, the home truly expands—offering a massive rec room centered around a cozy woodstove, perfect for movie nights or relaxing after a long day. Two additional bedrooms, another full bathroom, and a versatile office/den provide all the extra space you need for guests, hobbies, or working from home. From the kitchen, step outside through the garden doors and discover your own backyard oasis. A sprawling two-tier 28 x 12 deck overlooks a beautifully treed yard with an established garden—ready for summer entertaining or quiet evenings under the stars. And for those who need space for vehicles, tools, or projects, the heated and insulated double attached 26x22 garage delivers with room to spare for a workshop and storage. Enjoy added peace of mind with key updates already taken care of, including new vinyl windows and doors (2021), roof shingles (2021), and an on-demand hot water tank (2022).

Located within walking distance—and even eyesight—of the K–12 school, this home offers the convenience families are searching for, paired with the peaceful pace of small-town life. This isn't just a house—it's the lifestyle you've been waiting for. Come experience everything Edgerton has to offer—golfing, curling, ballparks, playgrounds and so much more!. Book your showing today!