



**5301 15 Ave  
Edson, Alberta**

**MLS # A2299823**



**\$350,000**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s)

**Inclusions:** N/A

This well cared for 5 bedroom, 2.5 bath bi-level is perfect for families and located in a great neighbourhood! The bright and open main floor features a generous living and dining area, a charming kitchen with a pantry/storage closet, primary bedroom with a private 2-piece ensuite, two additional bedrooms, and a full 4-piece main bathroom. The fully finished basement adds even more functional space with a huge rec room, two more bedrooms, a 3-piece bathroom complete with a sauna, a laundry/utility room with ample storage, a dedicated study or office area, and bonus storage space under the stairs. Well maintained and never affected by water issues, the home also includes a nicely landscaped, fully fenced yard with a storage shed and fire pit, ideal for outdoor enjoyment. Shingles were replaced approximately 12 years ago. Offering plenty of space for the whole family, this home also presents a great opportunity to add your own updates and personal touches over time. A solid property with great potential in a fantastic location!