



**GRASSROOTS**  
REALTY GROUP

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1506 42 Street  
Edson, Alberta

MLS # A2143123



**\$490,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,336 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Asphalt, Double Garage Attached, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Irregular Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Pellet Stove, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, Jetted Tub, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Spacious custom built 5 bedroom, 3 bathroom home located near schools, playgrounds, walking trails, and the new hospital! Home boasts an open concept kitchen and dining area with oak cabinets by Theo and breakfast nook, in-floor heating, triple glazed windows, ceramic tile and engineered hardwood flooring and California knockdown ceilings. Large primary bedroom on main level that features a huge walk in closet and a beautiful ensuite with controlled jetted tub with small tv, lights, and a separate shower with side jets and a waterfall. Upstairs you're greeted by a gigantic living room with French Doors leading to the balcony, bedroom, 4 piece bathroom, and walkway over the main level taking you to the enormous bonus room/bedroom over the garage. 30' x 26' attached heated garage and tonnes of parking. Don't miss your chance to own this one of a kind custom built home located in our family oriented Hillendale Subdivision!