



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1506 42 Street
Edson, Alberta**

MLS # A2143123



\$450,000

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

This spacious custom built 2 storey home features 5 bedrooms and 3 bathrooms, and is located in the Hillendale Subdivision—close to schools, playgrounds, walking trails, and the new hospital. It boasts an open concept kitchen and dining area with oak cabinets by Theo, a breakfast nook, in-floor heating, triple glazed windows, ceramic tile and engineered hardwood flooring, and California knockdown ceilings. The large primary bedroom on the main level includes a huge walk-in closet and a beautiful ensuite with a controlled jetted tub equipped with lights and a small TV, along with a separate shower featuring side jets and a waterfall. Upstairs, you'll find a gigantic living room with French doors to the balcony, an additional bedroom, a 4-piece bathroom, and a walkway overlooking the main level that leads to an enormous bonus room or bedroom above the garage. The 30' x 26' attached heated garage offers ample space, with plenty of parking available. Built on a solid concrete slab, this home is ideal for seniors or anyone seeking minimal stairs, and you'll never have to worry about basement flooding. Don't miss your chance to own this one-of-a-kind custom-built home!