



GRASSROOTS
REALTY GROUP

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5305 51 Street
Edgerton, Alberta

MLS # A2157129



\$107,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,018 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Dog Run Fenced In, Front		

Heating:	Forced Air, Natural Gas
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Discover the charm of this great starter, investor or retirement home in the village of Edgerton. This 2 bedroom, 1 4-pce. bath, bungalow boasts a spacious living, kitchen and dining area. Features included in this residence are a gas kitchen stove, recently replaced laminate flooring, a jacuzzi tub in the bath, updated siding, asphalt shingles and metal front door. The laundry is conveniently located near the primary bedroom, bathroom and back entrance. A cozy, 3 season porch is attached at the back of the house facing east. The porch has shutters that lift up to reveal screen window coverings. Outside, is a single car garage on the huge lot measuring over 21,900 sq ft. This yard has been fenced and crossed fenced. Perfect for family pets. Imagine beautiful summer evenings in a private, 1/2 acre retreat, enjoying BBQ's and summer fires. The yard provides areas to enjoy the sun and a well treed area to enjoy the shade. This inviting property combines privacy and comfort. A place you'll want to call home!!