



GRASSROOTS
REALTY GROUP

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

**4820 17 Avenue
Edson, Alberta**

MLS # A2167587



\$260,000

Division:	Edson		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,387 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Carport		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	See Remarks
Exterior:	Stucco
Foundation:	Other, Poured Concrete
Features:	See Remarks

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

Inclusions: N/A

Charming Home in a Convenient Location. Nestled near schools, a leisure center, and scenic walking trails, this well-maintained one-and-a-half-story home offers both comfort and convenience. Featuring 4 bedrooms and 2 bathrooms, the layout is thoughtfully designed with main-floor laundry and a primary bedroom on the main level for added ease. The kitchen is a standout, boasting elegant quartz countertops and ample cupboard storage, perfect for cooking and entertaining. Outside, you'll find a full-length carport and alley access leading to a partially fenced yard. The backyard deck is ideal for hosting BBQs or simply relaxing with friends. This inviting property is ready to welcome you home!