



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1207 61 Street
Edson, Alberta

MLS # A2308366



\$349,900

Division:	Edson		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,080 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	21-53-17-W5
Exterior:	Stucco	Zoning:	2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Discover your peaceful retreat in this charming 4-bedroom home nestled on a quiet, no-exit road. The open-concept layout creates a welcoming atmosphere, perfect for family gatherings and entertaining. The home features three (out of 4) spacious bedrooms with walk-in closets, providing ample storage. Upstairs, you'll find two bedrooms, while downstairs offers two additional bedrooms, a family room, and a versatile office space. Enjoy cozy evenings by the gas fireplace in the main living room, or relax on the deck overlooking the fenced backyard. With its comfortable layout and convenient location, this home is ideal for families or individuals seeking a peaceful and affordable living space. Key Features: 4 bedrooms and 2 bathrooms Open-concept layout 3 bedrooms with walk-in closets Gas fireplace Fenced backyard with deck Quiet, no-exit road location Large Kitchen Experience this cozy and inviting home firsthand!