



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1109 56 Street
Edson, Alberta**

MLS # A2319613



\$330,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	988 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Garage Door Opener, Garage Faces Rear, Gravel Driveway, Single Garage D		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Front Yard, Fruit Trees/S		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Sump Pump(s), Vinyl Windows		

Inclusions: ARTIC SPA HOT TUB

Picture yourself in this Charming, beautifully maintained, move-in ready, and tastefully decorated bungalow, it offers the perfect blend of comfort, style, and outdoor living! Built in 1975, this home features 5 bedrooms and 2 full bathrooms, making it ideal for growing families or anyone looking for extra space. The bright primary bedroom is a peaceful retreat, complete with garden doors leading directly to the back deck where you can relax in the luxurious 8-person Arctic Spa hot tub. The fully developed basement provides additional living space with a spacious recreation room featuring a cozy electric fireplace—perfect for movie nights, entertaining, or spending time with family, 2 additional bedrooms and a 3 piece bathroom. Outside, you’ll love the beautifully landscaped, fully fenced backyard featuring a large deck, two mature apple trees, and convenient back alley access. The heated 16’ x 30’ garage, built in 2015, offers plenty of room for vehicles, storage, or a workshop. Additional updates include new windows installed in 2015, adding comfort and efficiency to the home. Ideally located close to schools and walking trails, this property offers the perfect combination of charm, functionality, and location. This is a home you’ll be proud to call your own!