



GRASSROOTS
REALTY GROUP

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1507 65 Street
Edson, Alberta

MLS # A2320452



\$544,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,293 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, RV Access/Parking, Triple Garage Detached		
Lot Size:	0.81 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1-R - Rural Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: none

Acreage Living in Town! Situated on an expansive 0.81-acre lot, this beautifully updated 5-bedroom, 3-bathroom home offers the perfect blend of space, comfort, and convenience. Extensively renovated from top to bottom, this move-in-ready property features a new roof, eavestroughs, and windows throughout, along with a high-efficiency furnace and hot water heater for added peace of mind. The bright, modern kitchen showcases quartz countertops, new cabinetry, and stainless steel appliances. The spacious primary bedroom includes a stunning new ensuite, while the main bathroom has been completely refreshed and a brand-new basement bathroom added. Hardwood flooring enhances the main level, with durable luxury vinyl plank flooring throughout the fully finished lower level. Additional upgrades include updated plumbing and electrical, fresh paint, new trim throughout, knockdown ceilings upstairs, drywall and drop ceiling in the basement, and laundry hookups on both the main floor and lower level. Outside, you'll find a fantastic triple detached garage that has also received major updates, including a new roof, three new garage doors, and a new heater. Rarely do properties offer this much yard space and privacy while still enjoying all the amenities of town living. With extensive upgrades already completed, this exceptional property is ready for its next owners to move in and enjoy.