



GRASSROOTS
REALTY GROUP

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5415 15 Avenue
Edson, Alberta

MLS # A2320999



\$349,900

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,194 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R1-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, See Remarks		

Inclusions: N/A

Welcome to this spacious family bungalow in Edson's desirable New Tiffin area, offering over 2,300 sq. ft. of comfortable living space over 2 levels for your family to enjoy. The bright and functional main floor features three spacious bedrooms and two bathrooms, along with a well-appointed kitchen offering abundant storage, a separate dining area, and a sun-filled living room perfect for everyday family life. Downstairs, the fully developed basement provides exceptional additional living space, including a massive laundry room complete with double wash sinks, cabinetry, and ample counter space. The large family room is ideal for entertaining and features a wet bar with four bar stools included. You'll also find a fourth bedroom, a 3-piece bathroom, plenty of storage, and a versatile bonus room that would make an excellent home office, gym, or hobby space. Step outside to enjoy the private, fully fenced backyard complete with a patio, perfect for summer gatherings and relaxing evenings. There's plenty of space for kids and pets to play, parking, and a detached 20' x 24' double garage. Located in the sought-after area, Tiffin Place, this home offers space, functionality, and room for the whole family. All that's left to do is move in and enjoy!