



GRASSROOTS
REALTY GROUP

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1658 EDSON Drive
Edson, Alberta

MLS # A2323089



\$439,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,111 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn		

Heating: Floor Furnace, Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Vinyl

Sewer: -

Roof: Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Pantry, Storage, Vinyl Windows

Inclusions: STORAGE SHED, HOT TUB, GAZEBO, IN GARAGE: WORK BENCH, WOOD SHELVING, ATTACHED HOOKS & PEG BOARD, PEACH/BROWN LOCKERS.

Welcome to this beautifully updated and well maintained home, in the family friendly & desirable Upper Tiffin area - with CENTRAL AIR CONDITIONING & HOT TUB! Featuring 5 bedrooms, and 2.5 baths, it's the perfect size and layout for a family. Main level boasts a bright spacious living room with a gorgeous gas fireplace that adds ambiance to the space, which is open to the stunning dining room space with plenty of natural light flooding through those large windows! Dining is open to the updated kitchen which features granite counter tops, under cabinet lighting, new dishwasher, solid oak cabinets, and a great view of the backyard to watch the kids/pets play. Main level also hosts 3 bedrooms: Spacious Primary bedroom with a 2 pc ensuite and a view of the quiet backyard; bedroom closet organizers, 4 pc fully updated main bath is modern and stylish. Pantry near the kitchen. Fully finished Basement features 2 additional large bedrooms (one is HUGE), a spacious family room and recreation space, and laundry/utility/storage room. Large windows in the basement let in an abundance of natural light! The many updates include: Shingles on house, garage, and shed 2015, central air conditioning, high efficiency furnace 2011, washer/dryer 2023, new Cellular shades/blinds (room darkening in upstairs bedrooms), dishwasher 2025, kitchen faucet, black double sink in kitchen, modern lighting, fully updated main bathroom, basement bathroom new vanity and accessories, composite front and back deck, some new fencing, and more! The fully fenced backyard is a private oasis to enjoy, with a hot tub, concrete patio with a gazebo to sit under and enjoy a nice meal, a pad to set up a nice entertainment area/seating, plus features an RV/boat gate & parking pad area, freshly paved alley access leading to the double heated garage with additional parking in the driveway

for 2 vehicles. Apple tree and other various trees bring extra beauty to the yard space. Ample space for a play set and trampoline! Garage space is the perfect place to park and tinker on projects with a workbench, wood shelving, and lockers for storage. This home is close to the walking trails, all levels of school, the new leisure centre, library, parks, shopping and more.