



GRASSROOTS
REALTY GROUP

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**1121 56 Street
Edson, Alberta**

MLS # A2324678



\$345,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	970 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, Off Street, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Lawn		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	21-53-17-W5
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Tankless Hot Water		

Inclusions: the walk in tub, exterior chair lift in "as is" order, has not been used in a couple years

Welcome home to this spacious and thoughtfully designed 4-bedroom, 2-bathroom family home offering comfort, functionality, and accessibility for everyone. Inside, you'll find a bright and inviting layout with plenty of room for the whole family. The fully developed basement features a large games room, creating the perfect space for family movie nights, entertaining guests, or giving the kids a place to play. This home has been designed with accessibility in mind, featuring wheelchair-friendly access throughout, including a walk-in tub, a pocket door leading into the bathroom for easier mobility, and an exterior wheelchair lift providing convenient access to the spacious deck. Relax outdoors under the attached gazebo while enjoying the peaceful surroundings. Outside, the large fenced backyard offers endless possibilities for kids, pets, gardening, or simply enjoying the outdoors. Back alley access makes it easy to park your RV, trailer, or recreational vehicles securely in the yard. The double garage provides ample space for vehicles, storage, and projects. Whether you're looking for a family home with room to grow or a property offering exceptional accessibility features, this home checks all the boxes. Don't miss your opportunity to make this versatile and welcoming property your next home!