



GRASSROOTS
REALTY GROUP

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6336 15 Avenue S
Edson, Alberta

MLS # A2324735



\$519,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,905 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Gravel Driveway		
Lot Size:	0.41 Acre		
Lot Feat:	Back Yard, Brush, Few Trees, Lawn, Rectangular Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Storage		

Inclusions: none

Welcome to this beautifully maintained bungalow offering the perfect combination of space, comfort, and modern updates, all situated on a generous 0.41-acre in-town lot. Step inside to an inviting open-concept floor plan featuring a well-appointed kitchen with an abundance of cabinetry, ample counter space, built-in appliances, and a large island with an eat-up breakfast bar—perfect for everyday living and entertaining alike. The main floor boasts a spacious primary retreat complete with a private 4-piece ensuite featuring a relaxing jetted tub. Two additional bedrooms and a finished 3-piece main bathroom complete the main level. Downstairs, you'll find additional living space with two more bedrooms, a large family room, an expansive games room, a laundry room, and a convenient 2-piece bathroom with space to add a shower if desired. A separate basement entrance offers added flexibility for extended family, guests, or future possibilities. The heated double attached garage features a durable epoxy resin floor and convenient man door access. Recent upgrades include newer shingles, a new dishwasher, updated paint, a finished games room ceiling, and a stunning two-tier deck that's ideal for summer entertaining. Outside, the oversized yard provides endless possibilities with plenty of room for children, pets, gardening, or future projects. Enjoy evenings around the cozy firepit, make use of the dog run, and take advantage of abundant parking with ample space for your RV, boat, and recreational vehicles. This exceptional property offers the rare combination of generous indoor living space, extensive outdoor amenities, and a convenient in-town location—making it the perfect place to call home. Don't miss your opportunity to own this move-in-ready family home with room to grow!.

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