



GRASSROOTS
REALTY GROUP

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4819 17 Avenue
Edson, Alberta

MLS # A2326026



\$382,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions:	N/A
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Welcome to this beautifully maintained 2021 raised bungalow, offering the perfect blend of modern design, comfort, and functionality! With 5 bedrooms (3 up and 2 down) and 2 full bathrooms, this home provides plenty of space for growing families or those looking for extra room to work or entertain. Step inside to an inviting open-concept layout filled with natural light, creating a warm and welcoming atmosphere. The thoughtfully designed floor plan seamlessly connects the living, dining, and kitchen areas, making everyday living and entertaining effortless. Outside, you'll love the cozy, private backyard—the perfect place to relax, enjoy summer evenings, or let the kids and pets play. Convenient back alley parking provides easy access and added functionality. Located in a family-friendly neighborhood, this home is close to schools, parks, and playgrounds, making it an ideal choice for families or anyone looking to enjoy a convenient location with modern living.