



GRASSROOTS
REALTY GROUP

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**5301 15 Ave
Edson, Alberta**

MLS # A2328336



\$345,000

Division:	Edson		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,281 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

This well cared for 5 bedroom, 2.5 bath bi-level is perfect for families and is located in a great neighbourhood! The bright, open main floor features a spacious living and dining area, a charming kitchen with a pantry/storage closet, a primary bedroom with a private 2 piece ensuite, two additional bedrooms, and a full 4 piece bathroom. The fully finished basement offers even more functional living space with a huge rec room, two additional bedrooms, a 3 piece bathroom complete with a sauna, a laundry/utility room with ample storage, a dedicated study or office area, and bonus storage space under the stairs. Well maintained and never affected by water issues, this home also features a fully fenced backyard with a storage shed and fire pit—perfect for relaxing or entertaining. Shingles were replaced approximately 13 years ago. Offering plenty of space for the whole family, this home presents an excellent opportunity to add your own style and updates over time while building equity in a desirable location. Motivated seller! An \$8,000 buyer incentive is being offered to assist with concrete lifting after possession, subject to offer terms and lender approval.