



GRASSROOTS
REALTY GROUP

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**5245 16 Avenue
Edson, Alberta**

MLS # A2329080



\$599,900

Division:	Edson		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,816 sq.ft.	Age:	1987 (39 yrs old)
Beds:	7	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Level, Low Maintena		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Breakfast Bar, Built-in Features		

Inclusions: STORAGE SHED. (SOME FURNITURE NEGOTIABLE: LARGE DINIING TABLE AND CHAIRS SET, SEATS 10

Welcome to this LUXURY Executive Home with over 4000 sq ft of living space, in the desired area of Upper Tiffin! Featuring 7 bedrooms, and 4 bathrooms, this home is perfect for any growing or large family! Enjoy the Oversized lot of 11,398 sq ft, RV parking on gated concrete pad, shed/single garage with overhead door, fully fenced backyard that is a meticulously maintained PRIVATE OASIS TO ENJOY, expansive back deck featuring a hot tub! As you step into this 2 storey home you will feel swept away by the high ceilings and impressive staircase leading upstairs. Main level features beautiful hardwood flooring, tiles, and soft plush carpet in the expansive formal dining and family room space.. The bright tiled kitchen is open to the sunken living room with hardwood floors, featuring an Ethanol Fireplace for that much desired ambiance. There are 3 sets of garden doors leading to the lovely back deck space. Main floor laundry with a sink and ample counter/cabinet space, 3 pc bathroom, a bedroom (or office), and access to the heated double garage completes the main level. Upstairs has the softest plush carpet, 3 bedrooms & 2 full bathrooms: Expansive Primary bedroom features his and hers walk in closets, and a completely redesigned DREAM SPA-LIKE 5 PC ENSUITE with stunning glass shower, his & hers sinks, a stand-alone soaker tub, with some crystal lighting to add elegance! The fully finished basement features 3 more bedrooms, 3 pc bathroom, rec room, and a perfect theatre room with a screen & projector included (also set up to have a pool table if desired). This property must be seen to fully appreciate its' beauty, functionality, and spacious floor plan. Close to all levels of schools, parks, walking/bike trails, leisure centre/pool, library, shopping, newer hospital, and more.

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