



GRASSROOTS
REALTY GROUP

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1622 41A STREET
Edson, Alberta

MLS # A2331978

\$498,000



No Photo Available

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,748 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.25 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1B
Foundation:	ICF Block	Utilities:	Electricity, Natural Gas, Phone
Features:	See Remarks		

Inclusions: Shed

Great location! This spacious 1748 sqft bungalow is situated on an oversized lot and offers an exceptional blend of space, comfort, and functionality. The bright, open-concept kitchen and living area is perfect for entertaining, while the formal dining room provides an elegant space for family dinners and special occasions. The thoughtfully designed main floor features three spacious bedrooms, including a generous primary suite with a walk-in closet and private ensuite, along with the convenience of main floor laundry. The fully finished basement expands your living space with a large family and recreation area, an additional oversized bedroom, a full bathroom, and plenty of storage. Recent updates include fresh paint throughout and stylish vinyl plank flooring in the basement, giving it a fresh, modern feel. Outside, you'll enjoy a fully fenced backyard with plenty of room for kids, pets, or summer gatherings. Additional highlights include central air conditioning, an attached double garage, and a location in a desirable neighborhood close to schools, parks, and amenities. This move-in ready home offers the perfect combination of quality, comfort, and space for the whole family.