



GRASSROOTS
REALTY GROUP

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1402 Edson Drive
Edson, Alberta

MLS # A2332084



\$355,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,041 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	Electricity, Natural Gas, Phone
Features:	Storage		

Inclusions: Shed

This warm and inviting bungalow offers the perfect blend of comfort, space and location-ideal for families or anyone looking to settle into a well-established neighborhood. Featuring 4 bedrooms and 3 bathrooms, this home provides plenty of room for everyone to live, work and relax. The freshly painted main floor is bright and functional, with a spacious living room that flows seamlessly into the dining room and kitchen. Three bedrooms and two bathrooms on this level make everyday living convenient and family friendly. Downstairs, you'll find a fully developed basement complete with a large rec room, an additional bedroom, a third bathroom and a laundry/utility space-perfect for guests, teens or extra living space. Step outside to enjoy a fully fenced yard, ideal for kids and pets, along with a generous deck ready for summer BBQ's and entertaining. The back alley provides access to a large parking pad, and there is additional storage with a shed. Located close to schools, parks, and recreation facilities, this home offers both convenience and lifestyle. Whether you are upsizing, investing, or searching for a move in ready family home, this property checks all the boxes.