



GRASSROOTS
REALTY GROUP

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**6114 11 Avenue
Edson, Alberta**

MLS # A2341983



\$448,800

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive,		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Silent Floor Joists, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home, Storage, Tile Counters, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed		

Located in the desirable Westgrove neighbourhood, this lovingly maintained 5-bedroom, 3-bathroom bungalow offers a wonderful combination of comfortable family living, beautiful outdoor spaces and a great location backing onto greenspace. Step inside to a bright, open-concept main floor highlighted by a striking floor-to-ceiling stone-faced gas fireplace and a spacious living room overlooking the beautifully landscaped backyard. The well-appointed kitchen offers plenty of cabinetry and counter space, a convenient breakfast bar and heated tile flooring, while the adjoining dining area features patio doors leading directly to the partially covered back deck. Down the hall, the primary suite offers ample closet space and a private 3-piece ensuite. Two additional good-sized bedrooms and a 4-piece bathroom with a relaxing soaker tub complete the main living area, while a convenient mudroom provides direct access to the garage. The fully developed basement features in-floor heat and plenty of additional living space, including a large family/games room that's perfect for entertaining or relaxing with the family. You'll also find two additional bedrooms, including a recently added 5th bedroom/hobby room, a 4-piece bathroom, laundry room and utility room. Outside, the meticulously maintained and fully fenced yard is designed for both relaxing and entertaining. Enjoy the partially covered deck with a natural gas BBQ outlet, established garden beds, a firepit area, concrete block walkways and a large storage shed. Out front, the covered porch provides a welcoming seating area where you can sit back and enjoy the skyline view. Additional highlights include hardwood, tile and vinyl plank flooring, in-floor heat in the basement, garage and kitchen, new shingles, a double concrete driveway with plenty of off-street parking and a dedicated RV parking pad. Don't miss

viewing this move in ready gem.