



GRASSROOTS
REALTY GROUP

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**5719 11 Avenue
Edson, Alberta**

MLS # A2343121



\$369,000

Division:	Edson		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,374 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Heated Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Nestled in a quiet cul-de-sac in the desirable Westhaven neighbourhood, this spacious bi-level offers a great family-friendly layout, a large fully fenced yard and plenty of room both inside and out. The main level features a welcoming living room with a brick-faced gas fireplace and built-in storage, along with a spacious dining room that's perfect for family dinners and entertaining, with patio doors providing direct access to the back deck. The kitchen offers plenty of cabinet and counter space, a pantry, pocket door separation from the dining room, and a casual eating area overlooking the backyard. Down the hall, you'll find the spacious primary suite complete with a large walk-in closet and 3-piece ensuite. Two additional generously sized bedrooms and the main 4-piece bathroom complete this level. The fully developed basement provides even more living space with a massive family room and games area featuring a wood-burning stove—perfect for cozy evenings at home. There's also a large fourth bedroom, a 2-piece bathroom with room to expand into a full bath, a freezer/storage area, additional storage room, laundry/utility area and convenient access to the double attached garage. Outside, there's plenty of space for kids and pets to enjoy the fully fenced backyard, while established perennial garden beds are ready for the green thumb in the family. Relax or entertain on the large back deck while taking in the southwesterly skyline views. Concrete walkways provide convenient access around the home and connect to the deck and additional parking pad. Out front, the double attached garage is complemented by a concrete driveway with a drain and parking for 4 vehicles, while alley access at the rear provides additional parking. Upgrades over the years include shingles, most windows, the water heater and an overhead heater in the

garage. Solid, spacious and well cared for, this home has been enjoyed by the same owner since it was built. Thoroughly cleaned, move-in ready and available for quick possession, it's ready for a new family to make it their own!