



GRASSROOTS
REALTY GROUP

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1706 62 Street
Edson, Alberta

MLS # A2343474



\$549,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,401 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.37 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Gazebo, Low Maintenance Landscape, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s)		
Inclusions:	theatre equipment , dog wash in garage with hot and cold water, extra washer in garage for work clothing.		

Welcome to this stunning bungalow located in our desirable Skyview Subdivision! Situated on a huge oversized lot, this property offers an amazing home with a heated double detached garage, an abundance of parking, and plenty of space for your family and pets to enjoy. The beautiful open concept main floor features vaulted ceilings, large windows that flood the space with natural light, and a cozy gas fireplace in the living room. The spacious kitchen is perfect for entertaining, boasting granite countertops, corner pantry, stainless steel appliances, breakfast bar, and a nice view of the enormous backyard. The primary bedroom is a wonderful retreat, offering plenty of space, his-and-her closets, and a beautiful ensuite complete with both a separate shower and a large jetted corner tub. Two additional bedrooms and a 4-piece bathroom complete the main floor, along with convenient main floor laundry. The heated double detached garage offers built-in shelving, hot and cold water, a dog wash, and even an extra washing machine that's perfect for work clothes and muddy gear. The fully developed basement provides even more living space, featuring a large rec room, an additional bedroom, a 3-piece bathroom, two storage areas, and a spacious media/gaming room. The media room includes a huge screen, soundproofing, 2 x 6 construction, and a window, giving you the option to convert it into another bedroom if desired. Step outside to enjoy the large backyard deck, featuring new boards and a gazebo added approximately three years ago, complete with privacy and bug screens and a TV mount, making it an ideal spot for relaxing or entertaining. The fully fenced backyard also includes a storage shed and plenty of room for a dog kennel or run. This home truly has it all! Space, functionality, fantastic outdoor living, and abundant parking. Don't miss your opportunity

to make this amazing property your new home!