



GRASSROOTS
REALTY GROUP

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5215 16 AVE
Edson, Alberta

MLS # A2343659



\$479,000

Division:	Edson		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,430 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	High Ceilings, Kitchen Island, Laminate Counters		

Inclusions:	N/A
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Welcome to this beautiful 5-bedroom, 3-bathroom bi-level home located in the desirable New Tiffin area of Edson! Offering a fantastic combination of space, modern updates, and a great family-friendly layout, this home is ready for its new owners. Step inside to a bright and inviting main floor featuring vaulted ceilings in the living room, creating a spacious and airy feel. The updated kitchen offers refreshed cabinets, flooring, and appliances, providing a modern and functional space for everyday living and entertaining. Three bedrooms are located upstairs, including a spacious primary bedroom complete with its own 3-piece ensuite. The fully developed lower level adds even more living space with two large bedrooms, a generous family room, laundry area, and 3-piece bathroom—perfect for a growing family, guests, or additional flex space. Outside, you'll love the beautiful backyard designed for enjoying those warm summer days. The impressive two-tiered deck with gazebo provides plenty of room for outdoor dining, relaxing, and entertaining. PVC fencing offers privacy, while the powered shed is a fantastic bonus for storage, hobbies, or workshop space—and it even matches the exterior of the home! Additional features include new interior and exterior paint, central air conditioning for those hot summer days, and an attached garage providing convenient parking and additional storage. Located in the sought-after New Tiffin area, this home offers a wonderful combination of space, updates, comfort, and outdoor living. Don't miss your opportunity to make this beautiful property your new home!