



GRASSROOTS
REALTY GROUP

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4920 10 Avenue
Edson, Alberta

MLS # A2347187



\$684,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,516 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Str		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

STUNNING BRAND NEW CUSTOM BUILT HOME IN EDSON - AMAZING LOCATION JUST 1/2 BLOCK FROM THE NEW LEISURE CENTRE! Thoughtfully designed with comfort, accessibility, quality, & future flexibility in mind, this beautiful custom bungalow offers 1,516 sq. ft. of above-ground living space, a fully finished basement, & an oversized double attached garage. Step inside to a bright & inviting open-concept living, dining, & kitchen area, perfectly designed for both everyday family living & entertaining. The impressive custom kitchen is a chef's delight, featuring abundant floor-to-ceiling cabinetry, under-cabinet lighting, quartz countertops, stainless steel appliances, a corner pantry, & pot lighting. The spacious living room features a cozy electric fireplace & large windows that fill the space with natural light. The main level offers 3 bedrooms & 2 full bathrooms, including a spacious primary bedroom complete with a large walk-in closet & private ensuite. The ensuite features a walk-in shower designed for wheelchair accessibility, providing both convenience & long term functionality. Main floor laundry adds even more everyday convenience. The fully finished basement is equally impressive, featuring in-floor heat, 2 additional large bedrooms, a large 4-piece bathroom with abundant cabinetry, a spacious second laundry room, a HUGE family room with kitchenette space, plus utility and storage areas. Thoughtfully designed for maximum flexibility, the lower level offers excellent possibilities for extended family, guests, or secondary suite potential. Quality construction and thoughtful upgrades are evident throughout this home, including European-style quality doors, triple-pane windows, luxury vinyl plank flooring throughout with no carpet, dedicated TV hookups, a BBQ gas hookup at the covered back deck, rough-ins for central air conditioning & central vacuum,

Hardie board siding, in-floor heating in both the basement and garage, a hot-water-on-demand boiler, & an ICF foundation. The large double attached garage comfortably accommodates 2 vehicles and is ventilated, heated, and equipped with a floor drain. Outside, enjoy low maintenance landscaping designed for an easy & convenient lifestyle, along with alley access, RV parking, & partial fencing. With no grass to mow in the backyard, take advantage of the abundance of additional parking space instead. For added peace of mind, this brand new home comes with a 10-year Progressive Home Warranty. The location is exceptional - situated very close to schools of all levels & just 1/2 block from the soon-to-be new Leisure Centre, pool/recreation centre. Parks & walking/biking trails are also nearby, while all amenities & the medical centre are conveniently close. Edson's newest-built home, constructed with high quality workmanship by Betcher's Construction, offers an outstanding combination of modern design, accessibility, functionality, quality construction. Get possession of your dream home this fall!