



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5501 17 Avenue
Edson, Alberta

MLS # A2350032



\$469,000

Division:	Edson		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,343 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: BUILT IN KITCHEN BENCH, BUILT IN WOODEN HEADBOARD, WOODEN FLOWER FRAMES IN LIVING ROOM, HOT TUB, SHED

Welcome to this beautifully updated 5-bedroom, 3-full-bathroom bi-level tucked away on a quiet cul-de-sac in Tiffin! Situated on a high and dry corner lot, this thoughtfully designed home offers an ideal blend of comfort, functionality, and outdoor living. The bright and inviting main level features a spacious kitchen with granite countertops, plenty of natural light, and a welcoming living room complete with a cozy gas fireplace. With five bedrooms and three full bathrooms, there is plenty of room for the whole family, guests, or a home office. Step outside and you'll truly appreciate the thoughtfully designed backyard. Enjoy the amazing covered deck, perfect for entertaining or relaxing year-round, along with a hot tub for the ultimate place to unwind. The yard features an abundance of established perennial flowerbeds and garden boxes, creating a beautiful outdoor space with plenty of room to garden and enjoy the seasons. Govee ProLights add a fun and customizable touch to the exterior, making this home stand out day or night. Additional features include central air conditioning, a double attached garage, RV parking, and plenty of outdoor space on this desirable high and dry lot. A fantastic family home in a great Tiffin location, offering space, updates, and an outdoor setup you'll love coming home to.