



GRASSROOTS
REALTY GROUP

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4818 16 Avenue
Edson, Alberta

MLS # A2350632



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,513 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters		

Inclusions: A/C UNIT

You won't want to miss this beautifully renovated 5-bedroom, 3-bathroom home! Thoughtfully updated throughout, this property offers modern finishes, functional living space, and plenty of room for the whole family. The stunning kitchen is sure to impress, featuring quartz countertops, a gas range, and a convenient pot filler above the stove. The living room offers a large window that fills the space with beautiful natural light, while high-end vinyl plank flooring and fresh paint flow throughout the home. A large addition provides an incredible mudroom with built-in storage and in-floor heat — the perfect space for keeping everyday life organized, especially during the colder months. All three bathrooms have been beautifully renovated, adding to the home's move-in-ready appeal. Major updates include premium vinyl siding (2020), shingles on the house and garage (2020), furnace and hot water tank (2021), and air conditioning (2021). Outside, enjoy the large deck complete with pergola, a gas line for the BBQ, and wiring ready for a hot tub. The spacious fenced yard provides plenty of room for kids, pets, entertaining, and enjoying the outdoors.