



GRASSROOTS
REALTY GROUP

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1892 63 Street
Edson, Alberta

MLS # A2350818



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,669 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Double Garage Detached		
Lot Size:	0.99 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	20-53-17-W5
Exterior:	Stucco	Zoning:	R1-R
Foundation:	Combination	Utilities:	-
Features:	Open Floorplan, Sump Pump(s)		

Inclusions: none

A rare opportunity to enjoy the space and privacy of an acreage while still being conveniently located in town! This property sits on an approximately 1-acre lot and offers plenty of room to enjoy the outdoors. The home features 3 bedrooms and 2 full bathrooms, including main floor laundry and a master ensuite with a jetted tub. The main living area features a cozy wood-burning fireplace, while the kitchen offers ample cabinetry and laminate flooring. The unfinished basement provides for additional storage, or future development. Outside, enjoy the composite deck and patio area, perfect for relaxing or entertaining. The property also includes a large 30' x 28' heated garage with concrete flooring and automatic doors, providing plenty of room for vehicles, hobbies, and storage. Additional features include a sump pump, leaf filter gutter protection, well water and municipal sewer. With its generous lot, substantial garage, and convenient in-town location, this property offers plenty of opportunity to make it your own.