

6336 15 Avenue S  
Edson, Alberta

MLS # A2256518

**\$535,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b> 2001 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Gravel Driveway	
<b>Lot Size:</b>	0.41 Acre	
<b>Lot Feat:</b>	Back Yard, Brush, Few Trees, Lawn, Rectangular Lot	

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	
<b>Floors:</b>	Carpet, Laminate, Linoleum	
<b>Roof:</b>	Asphalt Shingle	
<b>Basement:</b>	Full	
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	
<b>Foundation:</b>	Poured Concrete	
<b>Features:</b>	Breakfast Bar, Kitchen Island, Storage	
<b>Inclusions:</b>	none	

Welcome to this beautifully maintained bungalow offering space, comfort, and some modern upgrades, all on a generous lot right in town! This spacious open plan layout has a kitchen with a abundance of cabinets and an island with eat up breakfast bar and plenty of counter space, built in appliances. The main level offers a Primary bedroom with 4 piece ensuite including jetted tub, second and third bedrooms and a 3 piece bathroom. Basement offers two more bedrooms, large family room, laundry room, 2 piece bathroom (with room for a shower if desired) and a fantastic games room. Double attached heated garage with man door. Recent upgrades include newer shingles, new dishwasher, epoxy garage floor, ceiling in games room, some paint and a fabulous new two tier deck! There is also separate entrance to the basement for added convenience. The outdoor space is .41 of an acre includes a dog run, plenty of parking and space for an RV/Boat etc. The yard is huge and has a cozy firepit area, great for entertaining family and friends.