

1129 60 Street  
Edson, Alberta

MLS # A2260080



**\$359,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	4 Level Split	
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b> 1982 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 2
<b>Garage:</b>	Double Garage Detached	
<b>Lot Size:</b>	0.14 Acre	
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Re	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	21-53-17-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Firepit, Storage Shed		

Beautifully updated four-level split with over 2300sq ft of living space located in the family-friendly West Haven neighborhood, close to schools, parks, walking trails and the recreation center. This spacious home offers 4 bedrooms, 2 bathrooms, a bright living room, large kitchen with dining area and garden doors leading to a huge, covered deck perfect for year-round BBQs and entertaining. The cozy family room features a wall-mounted fireplace, while the upper level includes a renovated 4-piece bathroom, primary suite with walk-in closet and two additional bedrooms. The lower level offers a home office, storage and utility space. Enjoy the private backyard and detached double garage with 220 wiring. Upgrades include shingles on house (2020) and garage (2024), HW tank (2020), Furnace (2008), vinyl plank flooring throughout main and upper level, updated kitchen (new countertops & painted cupboards), new garden doors, large pantry added, and beautifully renovated main bathroom. A wonderful family home in a great neighborhood!