

5120 18 Avenue
Edson, Alberta

MLS # A2278376



\$479,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,473 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, No Neighbours Behind, Private, S		

Heating:	Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-53-17-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, French Door, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s)		
Inclusions:	N/A		

Clean, quality custom-built 1997 bungalow that welcomes you with a warm, peaceful feeling the moment you walk through the front door! This beautiful open-concept home is filled with natural light and designed for comfortable living. The Main floor features an open concept kitchen, dining, and living area, with a gas fireplace ideal for entertaining, along with three bedrooms, including a spacious primary bedroom complete with a 3 piece ensuite with a jacuzzi tub, two large closets with organizers and lighting. A bright 5 piece main bathroom includes a sun scope, adding even more natural light. Convenient main-floor laundry offers a sink and plenty of cupboard space, with direct access to the attached double heated garage. The fully developed basement offers new vinyl plank flooring, a games room, office, additional bedroom and a 2-piece bathroom that could easily be converted to a 4-piece. You'll also find a large storage room with sump pump, a cold room, and a spacious utility room housing 2 furnaces, providing excellent temperature control for each level. Situated on an irregular-shaped lot, the property boasts a large private backyard backing onto town walking trails. Relax on the covered deck overlooking mature trees, annuals, and garden boxes. The 12' X 18' shed includes a workbench and overhead door-perfect for lawn equipment or ATV's. This home truly has it all: clean, well maintained, private yard, and an excellent location close to schools, the leisure centre, and walking trails. Call today to book your viewing of this wonderful home.