

1727 63 Street  
Edson, Alberta

MLS # A2279498



**\$549,900**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,680 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.39 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Level		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Composite Siding
<b>Foundation:</b>	ICF Block
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home

<b>Inclusions:</b>	N/A
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Stunning 4-Bed, 4.5-Bath Bungalow on Huge 17,114 sq ft Lot! Custom-built in 2016, this bright and spacious home features a dream kitchen with granite counters, soft-close cabinets, island, walk-through pantry, and stainless appliances. Main floor offers gleaming hardwood floors, large primary with 5-pc ensuite & walk-in closet, second bedroom, 2-pc bath, laundry, and deck overlooking a private, treed backyard. Walk-out basement includes 2 more bedrooms (one second master with ensuite), family & dining rooms, full kitchen, private entrance, roughed-in for laundry, AC, and potential legal suite. High-end features include in-floor basement & garage heat, oversized double garage, Hardy plank siding, composite decking, hot water on demand, high-efficiency furnace, RV parking, and paved driveway. No carpet. Vacant lot next door available&mdash;bundle for a great deal!