$274,900 - 5123 55 Avenue, Edgerton

MLS® #A2176432

$274,900

4 Bedroom, 3.00 Bathroom, 1,336 sqft
Residential on 0.18 Acres

Edgerton, Edgerton, Alberta

PRICE REDUCED! Welcome to small town living at its finest! This well maintained home is located in Village of Edgerton, offering a peaceful and serene small town living experience. Come on in, letâ€™s show you aroundâ€¦ Enter through the side door where you will be greeted by a spacious mud room that is conveniently equipped with laundry hookups, making it an easy conversion to main floor laundry if desired. Continue on to find two bedrooms, as well as a large primary bedroom complete with double closets and a 3pc ensuite. Additionally, there is a 4pc main bathroom on this level to ensure comfort and convenience for you and your guests. The u-shaped kitchen provides plenty of counter space for meal preparation. After whipping up a delicious feast, enjoy dining in the adjacent dining room. An inviting living room boasts a warm, comfortable ambiance featuring large windows that fill the space with an abundance of natural light and showcase a wood-burning fireplace accented with natural stone and wood mantel. Venturing downstairs, you'll discover a spacious family room that is perfect for entertaining and hosting game nights, with a convenient wet bar and a second wood-burning fireplace, creating the perfect retreat during frosty winter evenings. Completing the downstairs is an additional huge bedroom, a 2pc bathroom, and a large laundry/storage room that provides practicality and functionality for your everyday needs. Worried about hot summers?â€¦ No need to!

This home is equipped with new central air conditioning, ensuring you stay cool and comfortable all season long. Outside, you'll find a beautifully maintained yard where you can bask in the sun during warm summer days or seek solace in the 24'x36â€™ heated detached garage, a perfect space for pursuing your projects and hobbies. Recent upgrades to the home include a repaired and resealed driveway, as well as newer windows, appliances such as a dishwasher (2019), gas stove (2020), washer and dryer (2018), and a brand new furnace and AC unit (2022), providing modern convenience and peace of mind. Don't miss the chance to see this great property! Book your showing today to experience the charm and tranquility of small town living in Edgerton!

Built in 1981

Essential Information

MLS® #	A2176432
Price	$274,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,336
Acres	0.18
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5123 55 Avenue
Subdivision	Edgerton

City	Edgerton
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0B1K0

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Parking Pad
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, Storage, Suspended Ceiling, Vinyl Windows, Tile Counters
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	October 30th, 2024
Days on Market	252
Zoning	Residential

Listing Details

Listing Office	RE/MAX BAUGHAN REALTY