

6102 11 Avenue
 Edson, Alberta

MLS # A2270143



\$435,000

Division:	Edson		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,228 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Nestled in the desirable Westgrove subdivision of Edson, this charming 4+1 bedroom home offers the perfect blend of comfort and character. With central air conditioning for summer days and a lovely wood-burning fireplace to keep winter's chill at bay, you'll feel at home year-round. The heated garage adds convenience, while the expansive and meticulously maintained yard is perfect for outdoor enjoyment. Inside, you'll find areas of beautiful hardwood flooring and plush carpets. A total of 2.5 bathrooms to accommodate a growing family or guests. It's a truly inviting home ready to welcome you!