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1121 56 Street
Edson, Alberta

MLS # A2324678

$299,900

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	970 sq.ft.	**Age:**	1976 (50 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached, Gravel Driveway, Off Street, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Lawn		

Heating:	Central	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Fiberglass	**Condo Fee:**	-
Basement:	Full	**LLD:**	21-53-17-W5
Exterior:	Mixed	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Jetted Tub, Tankless Hot Water		

Inclusions: the walk in tub, exterior chair lift in "as is" order, has not been used in a couple years

MOTIVATED SELLERS – BRING YOUR OFFER! Opportunity Knocks at 1121 56 Street, Edson! Looking for space, accessibility features, and the opportunity to build equity? This 4-bedroom, 2-bathroom bungalow offers plenty of potential for buyers ready to make a house their own! The main floor features three bedrooms, a 4-piece bathroom, and a functional layout. The fully developed basement adds even more living space, including an additional bedroom, a 3-piece bathroom, a spacious games and recreation room, plus storage and utility areas. Whether you need room for family, guests, hobbies, or a home office, there are plenty of possibilities to suit your needs. Accessibility features add convenience and potential. The home includes a walk-in therapeutic/jetted tub, a pocket door into the bathroom for easier access, and an exterior wheelchair lift leading to the spacious deck. Please note that the wheelchair lift is included in the sale in as-is condition and has not been used for approximately two years. Outside, enjoy a large, fenced backyard with room for pets, children, gardening, or entertaining. Back alley access offers potential for RV or trailer parking, while the spacious deck and attached gazebo provide a welcoming spot to relax and enjoy the outdoors. A double detached garage offers additional space for parking, storage, or a workshop. Additional features include tankless hot water, central heating, and R1 zoning. Whether you're searching for a family home, looking for accessibility features, or hoping to find a property you can personalize and improve over time, this home offers plenty of opportunity. Bring your ideas, add your own touches, and make the most of the possibilities! THE SELLERS ARE MOTIVATED! Don't miss your opportunity to explore the potential at 1121 56 Street, Edson. Bring your vision, bring your offer, and see what this property

could become! **THE SELLERS ARE MOTIVATED!** Bring your ideas, explore the possibilities, and don't be afraid to make an offer. Your next opportunity could be waiting at 1121 56 Street! **PROPERTY HIGHLIGHTS** - 4 bedrooms and 2 bathrooms - Approximately 970 sq. ft. on the main floor - Fully developed basement - Large games/rec room - Walk-in therapeutic/jetted tub - Exterior wheelchair lift (included as-is) - Bathroom pocket door - Large fenced backyard - Spacious deck with attached gazebo - Back alley access with RV/trailer parking potential - Double detached garage - Tankless hot water - Central heating - R1 zoning - Plenty of room to update, personalize, and add value **Motivated sellers. Endless possibilities. Bring your offer!**

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