

\$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 around! 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'x36'â€™™ 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, Vinyl Windows, Laminate Counters, Storage, Suspended Ceiling, Tile Counters |
| Appliances | Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Garage Control(s), Gas Stove, Microwave Hood Fan |
| Heating | Forced Air, High Efficiency |
| 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, Landscaped, Front Yard, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Wood |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 30th, 2024 |
| Days on Market | 172 |
| Zoning | Residential |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | RE/MAX BAUGHAN REALTY LTD. |
|----------------|----------------------------|

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