

# \$107,900 - 5305 51 Street, Edgerton

MLS® #A2157129

**\$107,900**

2 Bedroom, 1.00 Bathroom, 1,018 sqft

Residential on 0.50 Acres

NONE, Edgerton, Alberta

Discover the charm of this great starter, investor or retirement home in the village of Edgerton. This 2 bedroom, 1 4-pce. bath, bungalow boasts a spacious living, kitchen and dining area. Features included in this residence are a gas kitchen stove, recently replaced laminate flooring, a jacuzzi tub in the bath, updated siding, asphalt shingles and metal front door. The laundry is conveniently located near the primary bedroom, bathroom and back entrance. A cozy, 3 season porch is attached at the back of the house facing east. The porch has shutters that lift up to reveal screen window coverings. Outside, is a single car garage on the huge lot measuring over 21,900 sq ft. This yard has been fenced and crossed fenced. Perfect for family pets. Imagine beautiful summer evenings in a private, 1/2 acre retreat, enjoying BBQs and summer fires. The yard provides areas to enjoy the sun and a well treed area to enjoy the shade. This inviting property combines privacy and comfort. A place you'll want to call home!!



## Essential Information

MLS® #	A2157129
Price	\$107,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	1,018
Acres	0.50
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5305 51 Street
Subdivision	NONE
City	Edgerton
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0B 1K0

### Amenities

Parking Spaces	8
Parking	Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Jetted Tub, Laminate Counters
Appliances	Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Dog Run, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Back Yard, City Lot, Dog Run Fenced In, Front Yard, Lawn, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 12th, 2024
Days on Market	349

Zoning R1

## Listing Details

Listing Office COLDWELLBANKER HOMETOWN REALTY

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