

# \$219,900 - 5135 55 Avenue, Edgerton

MLS® #A2213916

## \$219,900

3 Bedroom, 2.00 Bathroom, 1,178 sqft  
Residential on 0.18 Acres

Edgerton, Edgerton, Alberta

Welcome to this beautifully updated 3-bedroom, 2-bathroom bungalow nestled in the peaceful Village of Edgerton. Offering 1,178 sq ft of comfortable living space. This home is perfect for first-time buyers, young families, or anyone seeking a move-in ready property with modern upgrades and small-town charm.

Step inside to discover a bright, freshly painted main floor with all new flooring, trim, and doors throughout. The spacious living room features a stunning custom gas fireplace and surround with accent lighting, creating a cozy spot to unwind. The large kitchen offers ample space for cooking and gathering, flowing seamlessly into the large dining room.

Down the hall, you'll find a massive 4pc main bathroom complete with a corner jetted tub, perfectly situated across from the cozy primary bedroom and a bright second bedroom. At the end of the hall, you will find your main floor laundry room! If needed this could also be converted back to a bedroom. The partially finished basement includes a third bedroom, 3-piece bathroom, a large rec room, and a flexible storage/workshop area "ideal for hobbies or future development leaving options endless on how to create it your own!

Comfort is key with a new furnace, hot water heater, and central A/C, and all the newly installed windows that bring in natural light while improving efficiency!

Outside, enjoy a large low-maintenance yard



with ample amounts of gravel parking in the back. This area is also large enough to add a future detached garage if desired. On the side of the home, you will find a convenient covered and enclosed carport with powered overhead door, and a custom covered side deck right off the dining room complete with electrical and tv hookups – perfect for entertaining, rain or shine!.

This cozy move-in ready gem combines thoughtful upgrades, functionality, and small-town living – just waiting for you to call it home!

Built in 1981

### Essential Information

MLS® #	A2213916
Price	\$219,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,178
Acres	0.18
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5135 55 Avenue
Subdivision	Edgerton
City	Edgerton
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0B 1K0

### Amenities

Parking Spaces 8  
Parking Carport, Covered

### Interior

Interior Features Central Vacuum, Jetted Tub,  
Appliances Electric Range, Microwave H  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle, Ti  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Rain Gutters, Storage, Lightin  
Lot Description Back Lane, Few Trees, F  
Rectangular Lot  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Wood

### Additional Information

Date Listed April 23rd, 2025  
Days on Market 4  
Zoning Res

### Listing Details

Listing Office BUFFALO REALTY INC.



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