

# \$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 20  
Zoning Res

### Listing Details

Listing Office BUFFALO REALTY INC.



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.