

# \$285,000 - 5144 56 Avenue, Edgerton

MLS® #A2234333

## \$285,000

5 Bedroom, 3.00 Bathroom, 1,241 sqft  
Residential on 0.16 Acres

Edgerton, Edgerton, Alberta

Looking for an affordable, spacious home in a welcoming, progressive community? This 1,241 sq. ft. bungalow in Edgerton may be exactly what youâ€™ve been searching for. Conveniently located just a short commute from Wainwright or Provost, this property offers an ideal balance of small-town charm and practicality. Perfect for families, this well-maintained home features a total of 5 bedrooms (3 up/2 down), 3 full bathrooms, including a 3-piece ensuite off the primary bedroom, and a functional open-concept layout. The kitchen and dining area offer a seamless flow into the bright living room, ideal for both everyday living and entertaining. Downstairs, youâ€™ll find a generous family room, plus a dedicated laundry area and ample storage space, in addition to the two large bedrooms and 4pc. bath. Enjoy central air conditioning for year-round comfort, and step outside to a fully fenced backyard, ideal for children and pets. The property also includes a 26x30 insulated and heated double detached garage with 220 power, and convenient off-street parking at the front. Edgerton is a vibrant, family-friendly community with a strong sense of connection and excellent amenities. Donâ€™t miss this opportunity to own a fantastic home in a place where quality of life truly matters.

Built in 2005

## Essential Information



MLS® #	A2234333
Price	\$285,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,241
Acres	0.16
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5144 56 Avenue
Subdivision	Edgerton
City	Edgerton
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0B 1K0

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Garage Door Opener, Gravel Driveway, Off Street
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Private, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	26
Zoning	RES

### **Listing Details**

Listing Office	RE/MAX BAUGHAN REALTY
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