

# \$244,500 - 5203 54 Avenue, Edgerton

---

MLS® #A2262904

**\$244,500**

6 Bedroom, 2.00 Bathroom, 1,522 sqft

Residential on 0.66 Acres

Edgerton, Edgerton, Alberta

Set on a generous lot in the welcoming community of Edgerton, this well-maintained bungalow offers plenty of space both inside and out for your family to enjoy. The main floor features beautiful hardwood floors, three comfortable bedrooms, a full bathroom, and a large primary bedroom complete with a walk-in closet and an ensuite with dual showerheads. The bright kitchen is highlighted by rich oak cabinetry, a walk-in pantry, and an eat-in island that opens to the spacious dining and living area—perfect for family gatherings.

Outside, you'll love the awesome outdoor bar and barbecue area built around the firepit, creating the ideal space for entertaining and relaxing. The large yard offers lots of room for anything you may choose—gardening, play, or future expansion. A detached double garage and large shop provide great storage and workspace options.

The owner is also planning to replace the shingles on the house and install a wood-burning stove in the shop, offering even greater comfort and value for the next owner. This property is an excellent opportunity to enjoy small-town living with space, privacy, and charm in the heart of Edgerton.



Built in 1968

## Essential Information

MLS® #                      A2262904

Price                        \$244,500

|                |             |
|----------------|-------------|
| Bedrooms       | 6           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,522       |
| Acres          | 0.66        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 5203 54 Avenue             |
| Subdivision | Edgerton                   |
| City        | Edgerton                   |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W1K0                     |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 10                                              |
| Parking        | Double Garage Detached, RV Access/Parking, Boat |
| # of Garages   | 2                                               |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Pantry, Storage         |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Floor Furnace, Forced Air, Natural Gas   |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Gas                                                    |
| Has Basement      | Yes                                                    |
| Basement          | Full                                                   |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Many Trees, Private, See Remarks, Other |

|              |                             |
|--------------|-----------------------------|
| Roof         | Asphalt Shingle             |
| Construction | Concrete, Mixed, Wood Frame |
| Foundation   | Poured Concrete             |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 36                 |
| Zoning         | Residential        |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHOICE REALTY |
|----------------|-----------------------------------|

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.