

# \$300,000 - 5518 13 Avenue, Edson

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MLS® #A2223018

**\$300,000**

3 Bedroom, 3.00 Bathroom, 1,093 sqft

Residential on 0.17 Acres

NONE, Edson, Alberta

Great family home close to schools. Huge back yard.

Built in 1979

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2223018    |
| Price          | \$300,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,093       |
| Acres          | 0.17        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5518 13 Avenue    |
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1H7           |

## Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Utilities | Sewer Connected, Electricity Connected, Natural Gas Connected, Water |
|-----------|----------------------------------------------------------------------|



|                |           |
|----------------|-----------|
|                | Connected |
| Parking Spaces | 2         |
| Parking        | None      |

**Interior**

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | Ceiling Fan(s)                  |
| Appliances        | Dishwasher, Dryer, Refrigerator |
| Heating           | Forced Air, Natural Gas         |
| Cooling           | None                            |
| Fireplace         | Yes                             |
| # of Fireplaces   | 1                               |
| Fireplaces        | Wood Burning                    |
| Has Basement      | Yes                             |
| Basement          | Finished, Full                  |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard, City Lot, Front Yard |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Wood Frame, Masonite     |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 26             |
| Zoning         | R-1B           |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX BOXSHAW FOUR REALTY |
|----------------|----------------------------|

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