

# \$269,000 - 4318 5 Avenue, Edson

MLS® #A2239169

## \$269,000

3 Bedroom, 1.00 Bathroom, 995 sqft

Residential on 0.16 Acres

Edson, Edson, Alberta

This beautiful 3 bedroom bungalow is the perfect starter home or investment opportunity, located near the hospital, schools, walking paths, and local amenities. The property features a single detached garage with 220V wiring that is accessible from the back alley, making it ideal for parking, workshop use, or extra storage. The garage sits on a concrete pad, and the fully fenced backyard is ready for all season enjoyment with a covered deck, storage shed, fire pit, play set, and a gate allowing for additional parking if needed. Inside, you'll find a bright and comfortable open concept main floor with pine cabinets and stainless appliances in the kitchen, and the partial basement offers a laundry area/room, and ample storage space. Immediate possession is available, don't miss out on this affordable and well-maintained home in a highly desirable neighbourhood!

Built in 1961

## Essential Information

MLS® #	A2239169
Price	\$269,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	995
Acres	0.16



Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4318 5 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1B7

### Amenities

Parking Spaces	4
Parking	Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Few Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Days on Market	6
Zoning	R1B

### Listing Details

Listing Office

CENTURY 21 TWIN REALTY

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