

# \$389,500 - 5756 9 Avenue, Edson

MLS® #A2226210

## \$389,500

5 Bedroom, 3.00 Bathroom, 1,176 sqft  
Residential on 0.17 Acres

Edson, Edson, Alberta

Welcome to this immaculately maintained and thoughtfully updated bi-level home in Westhaven. From the moment you step inside, you'll be impressed by the warmth and style this home has to offer. The main floor features a spacious living room with a cozy wood-burning fireplace, creating the perfect space to relax or entertain. Adjacent to the living area is a formal dining room, ideal for family gatherings and dinner parties. The beautifully renovated kitchen boasts soft-close cabinetry, sleek countertops, stainless steel appliances, pantry, and a breakfast bar complete with stools. The large primary bedroom offers comfort and privacy with its own convenient two-piece ensuite, while two additional generously sized bedrooms and a luxurious four-piece bathroom complete the main level. Downstairs, the fully finished basement expands your living space with a huge rec room perfect for movie nights or playtime. You'll also find two oversized bedrooms, each with its own walk-in closet, along with a stunning three-piece bathroom. The laundry and utility room offers functionality, along with plenty of extra storage to keep everything organized. This home comes with numerous upgrades, including new shingles and stainless steel appliances in 2023, new interior doors, basement carpet, and back windows in 2024, a hot water tank replaced in 2020, and updated front windows upstairs approximately eight years ago. Outside, enjoy your private fenced backyard



featuring a concrete patio, a relaxing hot tub, and a 24 x 24 heated garage with shelving, work benches, and 2 refrigeratorsâ€”perfect for any hobbyist or additional storage needs. Move-in ready and full of charm, this beautiful home is the perfect blend of comfort, functionality, and style. Plenty of parking and great location near schools and walking trails. Donâ€™t miss your opportunity to make it yours!

Built in 1978

### Essential Information

MLS® #	A2226210
Price	\$389,500
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,176
Acres	0.17
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	5756 9 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1J3

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Off Street

# of Garages 2

## Interior

Interior Features Breakfast Bar, Pantry, Storage

Appliances Dishwasher, Dryer, Electric  
Refrigerator, Washer, Window

Heating Fireplace(s), Forced Air, Natu

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Fire Pit

Lot Description Back Yard, Front Yard,  
Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 30th, 2025

Days on Market 18

Zoning R1B

## Listing Details

Listing Office CENTURY 21 TWIN REALTY

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