

# \$259,900 - 4827 5 Avenue, Edson

MLS® #A2234363

**\$259,900**

3 Bedroom, 2.00 Bathroom, 893 sqft

Residential on 0.16 Acres

Edson, Edson, Alberta

This charming bungalow was built in 1923 and combines character with modern upgrades. It has undergone extensive renovations, including being lifted in 1992 to install a full concrete basement. Further updates in 1996 effectively renovated the home to a 1955 age standard as per Town assessment. The main floor features a spacious, open living area with a living room and a dining room that will accommodate family gatherings. The light filled kitchen is at the back of the home and has lots of cabinets and counter space, a pantry cupboard, room for a small dining set and thereâ€™s a stackable washer/dryer that creates a self-contained space for this level. Two bedrooms and a brand new 4-piece bathroom round out the main floor. The back entrance provides access to both the main level and the fully developed basement, while there is also a separate side entrance to the lower level. The basement includes a workshop/storage/laundry room at the back and additional living space at the front, which consists of a living area with a kitchen and dining area, a large bedroom and a 4-piece bathroom. Many upgrades have been made, including new wiring, an upgraded electrical panel, upgraded furnace and water heater, back flow valve and sump pump installed, improved insulation (including blown-in insulation in the attic), kitchen cabinets, and a metal roof. The covered front veranda has been redone recently and provides a great spot to enjoy the outdoors and have shelter



when entering the home. The mature yard is a garden enthusiast's paradise with the backyard hosting numerous fruit trees and bushes, including apple, chokecherry, crab apple, saskatoon, and raspberry bushes, along with a large garden area and there's various flower/perennial beds around the home. A large shed provides storage for the yard equipment and off-street parking is accessible via the back-alley. The convenient location of this home allows for walking to all amenities including the medical centre, banks, shopping, restaurants, schools, parks and playgrounds.

Built in 1923

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2234363    |
| Price          | \$259,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 893         |
| Acres          | 0.16        |
| Year Built     | 1923        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4827 5 Avenue     |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1N8           |

### Amenities

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Fiber Optics Available, High Speed Internet Available, Phone Available |
| Parking Spaces | 2   |
| Parking        | Alley Access, Off Street, Parking Pad, RV Access/Parking  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Soaking Tub, Storage, Sump Pump(s) |
| Appliances        | Gas Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite, Walk-Up To Grade   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Lighting, Rain Gutters, Storage  |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Metal  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 80              |
| Zoning         | R1              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

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