

# \$324,900 - 4233 7 Avenue, Edson

MLS® #A2237884

**\$324,900**

2 Bedroom, 2.00 Bathroom, 865 sqft

Residential on 0.16 Acres

Edson, Edson, Alberta

This beautifully updated bungalow in a desirable and quiet East End location, is close to walking trails, schools and hospital. shingles, blown-in insulation 7 yrs ago, with a stunning kitchen with an abundance of solid hickory cabinets, a breakfast bar, and stainless steel built-in appliances—including a double oven!

The main bathroom has a jacuzzi tub, and tons of room, basement washroom has stand up shower, 2 bedrooms and there's potential for an additional bedroom in the finished basement.

Outside, enjoy the fully fenced and meticulously maintained yard with flowerbeds, a garden area, and a large 13x26 deck complete with a built-in 12x9 covered gazebo with curtains and a cozy gas firepit—perfect for relaxing or entertaining.

A spacious 25x25 detached, Heated, insulated man-cave/garage offers loads of potential. with upper storage to put your seasonal items

Back alley access and quick possession available make this gem even more appealing. Truly move-in ready and an absolute must-see—don't miss your chance to call this beautiful property home!

Built in 1961



## Essential Information

MLS® #	A2237884
Price	\$324,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.16
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4233 7 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1A6

## Amenities

Parking Spaces	7
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Kitchen Island, Jetted Tub
Appliances	Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer, Double Oven, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard, Fire Pit, Garden
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped,

	Lawn, Private, Garden, Gazebo
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	64
Zoning	R1

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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