

\$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. Some key upgrades include new shingles, windows, and a hot water tank (all replaced in 2015). 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 main floor, and the partial basement offers a laundry area, utility room, and ample storage space. Interior photos shown are from a few years ago, new photos will be uploaded once the freshly painted main floor is complete. Immediate possession is available, don't miss 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	1

Zoning R1B

Listing Details

Listing Office CENTURY 21 TWIN REALTY

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