



GRASSROOTS
REALTY GROUP

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4730 9 Avenue
Edson, Alberta

MLS # A2227129



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,079 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Landscaped, Lawn, Street Lighting,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Separate Entrance		

Inclusions: None

This spacious 5-bedroom family home is perfectly located near schools, playgrounds, and beautiful walking trails—making it an ideal choice for families seeking both comfort and convenience. The main floor features a custom oak kitchen with a dedicated dining area and patio doors leading to a large back deck—perfect for outdoor entertaining. A spacious living room provides a cozy gathering space, while the primary bedroom includes a private 2-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the main level. The walk-out basement is fully finished with a mother-in-law suite, featuring its own kitchen, two bedrooms, a 4-piece bathroom, a generous family/games room, laundry area, and storage space—ideal for extended family or extra income opportunities. Enjoy upgraded flooring throughout with no carpet, ensuring easy maintenance and a modern touch. Outside, the fully fenced backyard offers plenty of room for kids and pets to play safely. The detached 24' x 26' garage is insulated, providing the perfect workspace or extra storage. Back alley access allows for plenty of off-street parking. This move-in-ready home has everything your family needs.