



GRASSROOTS
REALTY GROUP

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**4827 5 Avenue
Edson, Alberta**

MLS # A2234363



\$259,900

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	893 sq.ft.	Age:	1923 (102 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, La		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Linoleum	Sewer:	Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected, La
Features:	Ceiling Fan(s), Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Soaking Tub, Storage, Sump Pump(s)		
Inclusions:	Basement appliances - Fridge, Stove, Washer, Dryer, Window Coverings		

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 there'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.