



**GRASSROOTS**  
REALTY GROUP

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4729 9 Avenue  
Edson, Alberta

MLS # A2238589



**\$315,000**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Edson                                                                      |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | Bungalow                                                                   |        |                   |
| Size:     | 715 sq.ft.                                                                 | Age:   | 1943 (82 yrs old) |
| Beds:     | 3                                                                          | Baths: | 2                 |
| Garage:   | Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op    |        |                   |
| Lot Size: | 0.16 Acre                                                                  |        |                   |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Recta |        |                   |

|             |                                                                                            |            |                                                     |
|-------------|--------------------------------------------------------------------------------------------|------------|-----------------------------------------------------|
| Heating:    | Forced Air, Natural Gas                                                                    | Water:     | Public                                              |
| Floors:     | Linoleum, Vinyl Plank                                                                      | Sewer:     | Public Sewer                                        |
| Roof:       | Asphalt Shingle                                                                            | Condo Fee: | -                                                   |
| Basement:   | Finished, Full                                                                             | LLD:       | -                                                   |
| Exterior:   | Wood Frame, Wood Siding                                                                    | Zoning:    | R1                                                  |
| Foundation: | Poured Concrete                                                                            | Utilities: | Cable Connected, Electricity Connected, Natural Gas |
| Features:   | Laminate Counters, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows |            |                                                     |

Inclusions: N/A

This super cute bungalow from 1943 is move-in ready! It underwent a major transformation in 2015 and now sits on a full concrete basement. The main floor features an open concept living area, complete with a large living room, a spacious kitchen with an eating area, and access to both the back deck and the basement. You'll also find the primary bedroom and a large 4-piece bathroom that includes an area for the laundry machines. In the basement, there's a versatile flex space perfect for a kids' play area or treadmill, as well as two additional bedrooms, a 3-piece bathroom with a storage area, and the utility room. The outdoor living space boasts a massive 15' x 25' deck that sits on pilings and is reinforced and hot tub ready, a fully fenced backyard with a firepit, and some flower beds. There is plenty of room for a man cave and the vehicles in the 24' x 32' heated garage, and there's a double concrete parking pad out front for additional parking. The backyard also accommodates RV parking via a double gate for easy access from the parking pad. Recent upgrades include new shingles, vinyl windows, insulation, drywall, furnace, water heater, lighting, kitchen cabinets, updated bathrooms, flooring, paint, a fence, and the garage, which was built in 2020 (two 12' x 8' overhead doors with openers, high ceiling, large electrical panel with welding plug, exhaust fan, concrete floor, insulated and drywalled) . Quick possession is available!