



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4318 5 Avenue
Edson, Alberta

MLS # A2239169



\$249,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	995 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Partial, Partially Finished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1B
Utilities:	-

Inclusions: storage shed

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. 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 open concept main floor with pine cabinets and stainless appliances in the kitchen, and the partial basement offers a laundry area/room, and ample storage space. Immediate possession is available, don't miss out on this affordable and well-maintained home in a highly desirable neighbourhood!