



GRASSROOTS
REALTY GROUP

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5226 18 Avenue
Edson, Alberta

MLS # A2245342



\$519,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,366 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Open Floorplan		

Inclusions: None

This beautifully updated 4-bedroom home offers a spacious open-concept layout with elegant hardwood and ceramic tile flooring, complemented by a cozy corner gas fireplace. The bright, modern kitchen features new countertops, a stylish backsplash, and stainless steel appliances. The primary bedroom includes a striking feature wall and a brand new 4-piece ensuite with granite countertops. The fully finished basement adds even more living space with a generous family room, an Oilers-themed wet bar, a 4th bedroom, a 3-piece bathroom, and a large laundry/storage area. A double attached garage with RV parking pad complete the package. Extensive recent upgrades—over \$80,000 invested in the past year—include new paint, flooring, fixtures, a brand new roof, high-efficiency furnace, and hot water tank. Outside, enjoy the large covered deck overlooking a beautifully treed greenbelt lot, complete with a large shed, firepit area, and nearby walking trail. Immaculately maintained, located near schools, and available for quick possession—this home is move-in ready and an absolute must-see.