



GRASSROOTS
REALTY GROUP

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**5124 8 Avenue
Edson, Alberta**

MLS # A2248499



\$229,000

Division:	Edson		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,305 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Block, Piling(s), Wood
Features:	See Remarks

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

Inclusions: Shed

Move-in ready 4 bedroom, 2 bathroom home on its own lot with a spacious addition and covered deck. Inside, you'll find a beautifully updated kitchen completed in 2022 with new countertops and cupboards, complemented by a 3-door refrigerator with water dispenser and ice maker(2024). A new furnace, installed in January 2025, is still under warranty, and the plumbing was upgraded in 2023. The exterior boasts updated siding added in June 2023, a deck built in July 2021, and windows replaced in 2021. New laminate flooring was also installed in 2021. An addition that includes a master bedroom, second bathroom, den, and a full laundry room with countertop and generous storage. The fully fenced yard offers privacy and includes a storage shed, and a charming firepit area, making it perfect for outdoor enjoyment. Ideally located close to schools, medical facilities, and shopping, this home is truly ready for you to move in and enjoy.