



**GRASSROOTS**  
REALTY GROUP

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4006 4 Avenue  
Edson, Alberta

MLS # A2250539



**\$285,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	Public
Floors:	Laminate, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this charming 4 bedroom, 2.5 bathroom bungalow located in the quiet, family-friendly east end of town. This home offers plenty of space for the whole family! The main level features updated flooring throughout, creating a fresh and modern feel. A bright and functional layout provides comfortable living spaces, while the lower level adds even more room for family and guests. Outside, you'll find a 22x26 detached garage, a fully fenced yard perfect for kids or pets, and plenty of room to enjoy outdoor living. Recent updates include new shingles in 2020, giving you peace of mind for years to come. Conveniently located close to the hospital and schools, this home combines comfort, functionality, and location.