



**GRASSROOTS**  
REALTY GROUP

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4918 5 Avenue  
Edson, Alberta

MLS # A2256896



**\$397,500**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,409 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

**Inclusions:** Building supplies for downstairs bathroom

Welcome to this charming 4-bedroom, 1-bathroom family home ideally located close to shopping, schools, and all amenities. This property features a spacious attached double garage, a fenced backyard perfect for kids or pets, and large bedrooms that provide plenty of room for the whole family. The basement offers a roughed in bathroom with all the main supplies to complete it. Convenient main floor laundry adds to the ease of everyday living. With plenty of space and a prime location, this home is just waiting for its new owners to move in and make it their own!