



GRASSROOTS
REALTY GROUP

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**5703 9 Avenue
Edson, Alberta**

MLS # A2258983



\$299,900

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	995 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to this charming and move-in ready 3-bedroom, 2-bathroom bungalow, offering plenty of room for a growing family! This home has seen many thoughtful updates over the years including: lighting, dishwasher(2024), stove (2024), new paint upstairs (October 2023), updated flooring, windows (2006), shingles (2019), back flow valve, and custom closets throughout. The bright and inviting living room flows seamlessly into the kitchen, which showcases beautiful custom cabinets. The fully finished basement features a spacious family room with a cozy gas fireplace and vinyl flooring, perfect for gatherings or movie nights. Outside, enjoy backing onto a greenbelt with schools, parks, and amenities just minutes away. A heated 21.25 x 27.5 garage completes this picture-perfect property. The garage has also seen numerous updates including bluetooth stereo system, lighting, 220V plug, sump pump and shingles (2020). This is an excellent place to call home at an affordable price.