



**GRASSROOTS**  
REALTY GROUP

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**4906 8 AVENUE**  
**Edson, Alberta**

**MLS # A2259366**



**\$464,900**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,463 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Drive Through, Garage Door Opener, Gravel Driveway		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Low Maintenance Landscape		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** shed

Welcome home to this beautifully maintained, 1997 custom-built property, set on two generous lots. With 5 bedrooms and 4 bathrooms, including a private ensuite, there's plenty of space for family and guests alike. Step inside to an inviting open-concept layout filled with natural light, designed for gathering, entertaining, and everyday living. The attached garage and workshop provide the perfect space for hobbies, projects, or extra storage. Comfort is key here, with efficient in-floor heating in basement and garage, powered by a boiler as well as forced air to keep the home warm and welcoming through every season. This home combines practicality with warmth, giving you the best of both worlds. Just minutes from all local amenities, schools, and shopping, it offers the convenience of town living while still giving you the space and privacy of a larger lot. Whether you're raising a family, working from home, or simply looking for a place with room to grow, this property has everything you need and more.