



GRASSROOTS
REALTY GROUP

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5101 7th Avenue
Edson, Alberta

MLS # A2268512



\$298,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,303 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Private, Rectangular Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R1 - Low Density Resident
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Smoking Home		

Inclusions: none

Step back in time without sacrificing modern comfort! This quaint 3-bedroom, 2-bathroom home, originally built in 1912, beautifully blends historic character with stylish updates. From the moment you step inside, you'll appreciate some original hardwood floors and the unique staircase banister that reflect the craftsmanship of a bygone era. The modernized kitchen and bathrooms along with new vinyl plank flooring on the main floor bring fresh function and comfort while complementing the home's vintage appeal. With new shingles installed in 2020, this charming property is move-in ready and full of warmth and personality—a perfect combination of timeless charm and contemporary living.