



GRASSROOTS
REALTY GROUP

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**4323 9 Avenue
Edson, Alberta**

MLS # A2268830



\$326,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,108 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Pave		

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

Inclusions: Chest Freezer

Welcome to this charming 5-bedroom, 2-bathroom bungalow tucked into a quiet, family-friendly east-end neighborhood. Ideally located close to the hospital and just a short walk to schools for all ages, this home offers convenience and comfort for growing families. The main floor features a bright and inviting layout with three bedrooms, and well-designed living spaces perfect for everyday living. The fully finished lower level expands your living options with two additional bedrooms, a large family room warmed by a cozy pellet stove, a dedicated laundry room, and abundant storage space — ideal for guests, teens, or a home office setup. Upgrades over the past few years provide peace of mind and include south-side shingles (2025), windows, exterior doors, overhead garage door, hot water tank, furnace, and stucco. Step outside to enjoy a fully fenced yard with alley access, a paved driveway, storage shed, large deck and a concrete circular firepit area — a wonderful setting for backyard gatherings and relaxing summer evenings. The 22x24 detached garage, heated with a pellet stove, is perfect for hobbyists, secure parking, or storing recreational toys. A well-cared-for home in a desirable location with plenty of space inside and out — ready to welcome its next family.