



GRASSROOTS
REALTY GROUP

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**4621 5 Avenue
Edson, Alberta**

MLS # A2274565



\$255,000

Division:	Edson		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,144 sq.ft.	Age:	1950 (75 yrs old)
Beds:	4	Baths:	1
Garage:	Alley Access, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Vinyl Plank, Wood

Roof: Asphalt Shingle

Basement: Crawl Space

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Welcome to this charming one-and-a-half-story home offering four bedrooms and a beautifully updated bathroom. This move-in-ready property features a private deck ideal for relaxing or entertaining, along with a fenced yard for added privacy. With convenient back-alley access, this home seamlessly blends classic charm with modern comfort. Don't miss the chance to make this inviting property your new home!