



**4324 7 Avenue
Edson, Alberta**

MLS # A2279195



\$325,000

Division:	Edson		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,604 sq.ft.	Age:	1962 (64 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Block Driveway, Double Garage Attached, Front Drive, Garage Faces Rear, P		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-53-17-W5
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Sauna		

Inclusions: None

This Large one-and-a-half storey home is filled with memories and ready for its next chapter!! Located on the quiet east end of Edson in a mature, established neighbourhood, offering a private, peaceful yard. The property features back-alley access to a 28 X 24 heated garage, along with ample additional parking space. Upon entry, you will appreciate the generous storage with three large closets one hosting a furnace for the 2nd floor, a convenient 2-piece bathroom and a direct access to the backyard patio, complete with a gas hookup ready for your barbecue. The main floor hosts a spacious kitchen complete with a built-in refrigerator, countertop stove, two wall ovens, dishwasher, trash compactor, garburator, instant hot-water tap, and abundant cupboard space. The kitchen opens to a bright roomy living area, perfect for everyday living and entertaining. This level also includes three bedrooms and a 3-piece bathroom. The upper level was previously used as a primary suite and features two separate entrances, making it a versatile space that could also serve as a family or recreation room. This floor includes a 3-piece bathroom and a gas stove for added comfort. The basement is ready for your finishing touches, allowing you to choose flooring to create a warm and inviting den for family space, complete with a dual gas/wood fireplace. This level also includes an additional bedroom, 3-piece bathroom, a sauna, and a laundry room. This home has welcomed many families over the years and is filled with cherished memories. With a little TLC, it offers the opportunity to create the same warmth and memories for your own family. The price reflects the renovations needed, making this a great value in a desirable location.