



4237 5 Ave
Edson, Alberta

MLS # A2294707



\$280,000

Division:	Edson		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,405 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Level, No N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Glass, Stucco, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Featuring 4 bedrooms, 3 bathrooms, and plenty of storage, offering both space and character throughout. Ideally located close to shopping and restaurants, it combines comfort with convenience. Situated on a lot and a half with mature trees, this property also includes rear lane access, a large back deck, and a fully fenced yard—perfect for family living and entertaining. Sold As is, where is.