



**4230 5 Avenue
Edson, Alberta**

MLS # A2296482



\$388,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,190 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Lawn, Rectangular Lot		

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

Inclusions: stand up freezer in basement, chest deep freezer in garage, blinds, 60' wall mount tv in basement and electric fireplace

Welcome to this beautifully updated home located in Edson's desirable East End, perfectly situated on a quiet street just steps from grocery stores, restaurants, and everyday amenities. Set on a spacious lot with back lane access, the oversized gate offers convenient storage for a small RV or boat, making this property as functional as it is inviting. Inside, the home has been thoughtfully renovated over the years with updated paint and flooring throughout, all finished in a timeless neutral palette that creates a warm and cohesive feel. The stunning kitchen, renovated in 2020, features ample cabinetry, a functional layout, and a picturesque view of the backyard, seamlessly connecting to a generous dining area that's perfect for family meals and entertaining. The spacious upstairs living room is a true highlight, featuring a charming stone wood-burning fireplace that adds warmth and character to the space. The well-designed floor plan is ideal for families, offering three bedrooms on the main level and an additional bedroom downstairs. With a total of four bedrooms and two and a half bathrooms, there is plenty of space for everyone. Additional updates include windows replaced in 2015, adding comfort and efficiency. Step outside to enjoy the covered patio overlooking the expansive yard—an ideal space for relaxing or hosting gatherings. A detailed list of improvements and dates is available upon request. This move-in ready home combines location, space, and thoughtful updates, making it a standout opportunity in Edson's East End.