



**4024 6 Avenue  
Edson, Alberta**

**MLS # A2297962**



**\$379,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,048 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.57 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Landscaped, Lawn, Level, Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Sheds (2) Electric Fireplaces (2)

Absolutely stunning, fully upgraded bungalow on two town lots! This 4-bedroom, 2-bathroom home offers an impressive 24,694 sq ft of outdoor space and is ideally located in the desirable east end, close to the new hospital and paved walking trails. Step inside to discover 10' ceilings and a bright, open-concept layout featuring a spacious entry and main living area. The show-stopping kitchen and dining space boasts Oakleaf custom cabinetry, sleek countertops, a corner pantry, a massive eat-up island, and newer appliances—including an oversized custom Frigidaire fridge/freezer. The large, sun-filled living room is highlighted by a wall-mounted electric fireplace. The primary bedroom offers custom-built closets, its own electric fireplace, and a convenient 2-piece ensuite. Three additional bedrooms, an updated 4-piece bathroom, and a separate laundry room complete the main floor. Extensive upgrades include windows, interior and exterior doors, garden doors, plumbing lines, soffits, eavestroughs, siding, flooring, paint, trim, LED lighting, kitchen backsplash, and modern bathroom fixtures—with a detailed upgrade list available. Outside, enjoy exceptional space for entertaining and family living with a 44' x 12' front deck, 6' x 12' back deck, and a beautifully landscaped yard featuring mature trees, shrubs, and a privacy fence. There's even a dedicated play area with swings and a play structure—perfect for kids. Ample parking accommodates vehicles, RVs, and all your recreational toys. Originally built in 1975 and extensively upgraded in 1996 and again in 2020/2021, this home truly must be seen to be appreciated.