GRASSROOTS REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4512 5 Avenue
Edson, Alberta

MLS # A2301256

$349,900

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,057 sq.ft.	**Age:**	1957 (69 yrs old)
Beds:	3	**Baths:**	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Driveway, Heated G		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Lar		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Cork, Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Wet Bar		

Inclusions: STORAGE SHED

Charming and beautifully updated Bungalow, with newly installed Central Air Conditioning, in the much desired East End! This home is MOVE-IN READY, has been meticulously maintained, and boasts Pride of Ownership! The open concept living room/dining room/kitchen area features an abundance of natural light and makes you feel right at home! Beautiful high quality hardwood in the living/dining space is aesthetically pleasing and provides a sense of warmth and comfort. The bright kitchen features kitchen craft cabinets (with pull-outs), tiled flooring and has a window overlooking the large fenced backyard to watch kids/pets play. There are 3 bedrooms on the main level that feature updated cork flooring that is warm and inviting, and an updated 4-piece bathroom with soaker tub. The basement is fully finished featuring a den/gym area, Huge Family room with Wet Bar, updated 3-piece bathroom with tiled/glass shower, & Laundry/Utility Room with plenty of storage space. There is ample space for part of the family room to be transformed into a 4th bedroom, if needed. Upgrades include: Washer, Dryer (both 2024), Front light with plug for Xmas lights , etc, Nest front door bell with camera, Windows & Doors, Bathrooms, Trims/baseboards, Paint, Flooring (Hardwood & Cork), Interior doors, Light fixtures, Kitchen Craft Cupboards (with pullouts), Countertops & Backsplash, hot water tank (2023), Furnace (8 years), Furnace venting, Shingles (6 years), 16 x 24 Rear Deck with Gas Hook up for your BBQ and a 20' x 32' Garage built in 2015 featuring an 8'x16' Overhead Door, Radiant Heat, 220 Wiring, Attic Storage, & Garage door openers/remotes. Sitting on an OVERSIZED 10,500 sq ft lot beautifully landscaped, fully fenced, with a storage shed, ample parking for vehicles, RV parking, & alley access. Close to all level of schools, new hospital, library, parks,

walking trails, shopping, and other amenities. This is a great opportunity to own a beautiful home in a great neighbourhood, at an affordable price.

Copyright (c) 2026 . Listing data courtesy of CENTURY 21 TWIN REALTY. Information is believed to be reliable but not guaranteed.