



**4307 10 Avenue  
Edson, Alberta**

**MLS # A2305192**



**\$399,900**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,255 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Asphalt, Carport, Front Drive, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Lawn,		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Breakfast Bar, French Door, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

**Inclusions:** Fridge in Basement, Window Coverings, Light Fixtures

Sought-after east end location! This beautifully updated 2-storey home with grade-level access offers the perfect blend of comfort, style, and functional living space for families of all sizes. The upper level features a bright and expansive living room with a large picture window showcasing views of the Town’s scenic wooded trails. The dining area offers garden door access to the deck—ideal for entertaining—while the completely updated kitchen (2015) boasts stainless steel appliances, modern finishes, and durable vinyl plank flooring. Next to the kitchen you’ll find convenient pantry storage and access to the deck. There’s a stylishly renovated 4-piece bathroom, a spacious primary bedroom with a renovated 2-piece ensuite, and two additional well-sized bedrooms. The grade-level lower floor provides exceptional versatility, perfect for teens, guests, or extended family. This level includes a large family room highlighted by a beautiful stone-faced wood-burning fireplace, a large bedroom, a 3-piece bathroom, laundry room, a utility/storage room, and a practical mudroom entrance from the carport. A separate front entry offers easy access to both levels, enhancing functionality and privacy. Extensive upgrades over the years include vinyl windows, updated flooring (laminate, carpet and vinyl plank), paint, modern light fixtures, stucco, fencing, deck, and shingles (2019). Ideally located close to schools, parks, and the Town’s trail system, this move-in ready home offers exceptional value in a family-friendly neighbourhood. Quick possession is available.