



GRASSROOTS
REALTY GROUP

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**4927 10 Avenue
Edson, Alberta**

MLS # A2189799



\$179,900

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	865 sq.ft.	Age:	1914 (111 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Off Street, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s)		

Inclusions: storage shed

This beautifully updated and freshly painted bungalow is situated on a fully fenced, centrally located lot - just a short walk from schools, parks, shopping, and the Edson & District Leisure Centre (that will soon have a new indoor pool, curling rink, and gymnasium with a walking path). The private backyard is perfect for entertaining and features a 15' x 21' garage on concrete (poured 2020), complete with a wood stove and automatic door, as well as a gorgeous covered back deck for year-round enjoyment. Inside, you'll find a bright, cozy interior with thoughtful upgrades throughout. Recent improvements include a brand new furnace and hot water tank installed in 2025, plus new windows, shingles, flooring, drywall, some plumbing and electrical, and all appliances during the past 10 years. This property also has alley access and extra parking space in front of and behind the gate for added convenience. The home has an assessed age of 1935 and the garage 1974 as per Town of Edson assessment. This charming home is move-in ready and will be a wonderful family home or a great investment opportunity!