



GRASSROOTS
REALTY GROUP

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5743 9 Avenue
Edson, Alberta

MLS # A2202817



\$298,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	996 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

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

Inclusions: n/A

This 5 bedroom family home has been very well maintained over the years. Located in family friendly Westhaven, close to schools. This home has a great floor plan with 3 bedrooms up, ideal for a family. Living room has gleaming hardwood floors and a large window allowing for plenty of natural light. Kitchen is well appointed with newer stainless steel appliances and white cabinets. The basement is home to two spacious bedrooms, a 3 PC bathroom and a huge recreation room. This home is deceptively spacious, not one square foot of wasted space. Upgrades include: shingles and siding, eavestrough, windows in 2022, hot water tank in 2021, Furnace (2009, new motherboard in 2025). Detached workshop/storage space offers plenty of storage options for all your toys.