

# \$279,900 - 4435 5 Avenue, Edson

MLS® #A2220042

**\$279,900**

3 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.16 Acres

Edson, Edson, Alberta

This beautifully maintained 3 bedroom bungalow is a true gem thatâ€™s move in ready and ideal for first-time buyers, retirees, or savvy investors! Step into a bright, open-concept living and dining space that flows into a spacious kitchen that is perfect for everyday living and entertaining. The home features a large 4-piece bathroom with a convenient laundry area and has been kept in immaculate condition. Enjoy the outdoors in your private, fully fenced landscaped backyard with a large deck, concrete patio, garden area, perennials and trees, and lots of space to relax or host guests. Bonus features include a double detached insulated garage on concrete built in 2000 with power, automatic door, plus additional hard-surfaced parking at the back, and a cozy fire pit with split wood. This home comes with tons of upgrades such as: new furnace, hot water tank, exterior doors, and main front window in 2023, plus new shingles, windows, and fibreglass blown-in insulation 2016-2019. Located in a quiet, friendly neighborhood, this lovely home is truly move in ready and waiting for its next owner!

Built in 1957

## Essential Information

MLS® # A2220042

Price \$279,900

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.16
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4435 5 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1B9

### Amenities

Parking Spaces	7
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Asphalt, Paved
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Garden
Lot Description	Garden, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Combination

### Additional Information

Date Listed	May 13th, 2025
Days on Market	5
Zoning	R1B

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.