



GRASSROOTS
REALTY GROUP

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4725 5 AVE
Edson, Alberta

MLS # A2268357



\$214,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	1952 (74 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Centrally located within walking distance to all amenities. 1220 square foot bungalow, four bedrooms, one and a half bathrooms and access to the attic (via ladders) to a large storage area, possibility of developing the space into a loft if desired. Recently had new flooring throughout the home (less the hallway) newer windows (10yrs) and newer furnace and hot water tank within 7 years. Double detached garage is 22x26. Good size deck and fenced yard. Back alley access! Great home for the first time home buyer or add to your rental portfolio. Some material available for a couple of unfinished projects. Very affordable property for first time home owners or add to your investment portfolio.