



GRASSROOTS
REALTY GROUP

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4819 10 Avenue
Edson, Alberta

MLS # A2279478



\$305,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,010 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Furniture is negotiable

Welcome to this very unique 1.5-storey home offering 5 bedrooms and 2 bathrooms, ideally located close to schools, the Leisure Center, and Main Street. The main floor features two spacious bedrooms, two full bathrooms, and a bright, open living room and kitchen area filled with natural light—perfect for everyday living and entertaining. The partially finished basement is already framed and ready for your personal touch, offering excellent potential for additional living space. Situated on an impressive 1.5 lot, the property boasts a peaceful backyard oasis complete with a large deck—ideal for relaxing or hosting summer gatherings. Recent updates include a brand new fridge and stove (2026) and a hot water tank replaced in 2022. This home offers space, comfort, and opportunity in a convenient location!