



**GRASSROOTS**  
REALTY GROUP

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4827 5 Avenue  
Edson, Alberta

MLS # A2297443



**\$224,500**

|           |                                                                                       |        |                    |
|-----------|---------------------------------------------------------------------------------------|--------|--------------------|
| Division: | Edson                                                                                 |        |                    |
| Type:     | Residential/House                                                                     |        |                    |
| Style:    | Bungalow                                                                              |        |                    |
| Size:     | 893 sq.ft.                                                                            | Age:   | 1923 (103 yrs old) |
| Beds:     | 3                                                                                     | Baths: | 2                  |
| Garage:   | Alley Access, Off Street, Parking Pad, RV Access/Parking                              |        |                    |
| Lot Size: | 0.16 Acre                                                                             |        |                    |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaping |        |                    |

|             |                                                                                                                               |            |                                                     |
|-------------|-------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------------------------------------|
| Heating:    | Forced Air, Natural Gas                                                                                                       | Water:     | Public                                              |
| Floors:     | Hardwood, Linoleum                                                                                                            | Sewer:     | Sewer                                               |
| Roof:       | Metal                                                                                                                         | Condo Fee: | -                                                   |
| Basement:   | Full                                                                                                                          | LLD:       | -                                                   |
| Exterior:   | Wood Frame                                                                                                                    | Zoning:    | R1                                                  |
| Foundation: | Poured Concrete                                                                                                               | Utilities: | Cable Connected, Electricity Connected, Natural Gas |
| Features:   | Ceiling Fan(s), Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Soaking Tub, Storage |            |                                                     |

**Inclusions:** Basement Appliances: Fridge, Stove, Washer, Dryer, Window Coverings

This charming bungalow was built in 1923 and combines character with modern upgrades. It has undergone extensive renovations, including being lifted in 1992 to install a full concrete basement. Further updates in 1996 effectively renovated the home to a 1955 age standard as per Town assessment. The main floor features a spacious, open living area with a living room and a dining room that will accommodate family gatherings. The light filled kitchen is at the back of the home and has lots of cabinets and counter space, a pantry cupboard, room for a small dining set and there's a stackable washer/dryer for added convenience. Two bedrooms and a brand new 4-piece bathroom round out the main floor. The back entrance provides access to both the main level and the fully developed basement, while there is also a separate side entrance to the lower level. The basement includes a workshop/storage/laundry room at the back and additional living space at the front, which consists of a living area, a large bedroom and a 4-piece bathroom. Many upgrades have been made, including new wiring, an upgraded electrical panel, upgraded furnace and water heater, back flow valve and sump pump installed, improved insulation (including blown-in insulation in the attic), kitchen cabinets, and a metal roof. The covered front veranda has been redone recently and provides a great spot to enjoy the outdoors and have shelter when entering the home. The mature yard is a garden enthusiast's paradise with the backyard hosting numerous fruit trees and bushes, including apple, chokecherry, crab apple, saskatoon, and raspberry bushes, along with a large garden area and there's various flower/perennial beds around the home. A large shed provides storage for the yard equipment and off-street parking is accessible via the back-alley. The convenient

location of this home allows for walking to all amenities including the medical centre, banks, shopping, restaurants, schools, parks and playgrounds.