



GRASSROOTS
REALTY GROUP

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4307 10 Avenue
Edson, Alberta

MLS # A2305192



\$389,900

Division:	Edson		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,255 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Asphalt, Carport, Front Drive, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Lawn,		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Public
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Breakfast Bar, French Door, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: Fridge in Basement, Window Coverings, Light Fixtures

Sought-after east end location! This beautifully updated 2-storey home with grade-level access offers the perfect blend of comfort, style, and functional living space for families of all sizes. The upper level features a bright and expansive living room with a large picture window showcasing views of the Town's scenic wooded trails. The dining area offers garden door access to the deck—ideal for entertaining—while the completely updated kitchen (2015) boasts stainless steel appliances, modern finishes, and durable vinyl plank flooring. Next to the kitchen you'll find convenient pantry storage and access to the deck. There's a stylishly renovated 4-piece bathroom, a spacious primary bedroom with a renovated 2-piece ensuite, and two additional well-sized bedrooms. The grade-level lower floor provides exceptional versatility, perfect for teens, guests, or extended family. This level includes a large family room highlighted by a beautiful stone-faced wood-burning fireplace, a large bedroom, a 3-piece bathroom, laundry room, a utility/storage room, and a practical mudroom entrance from the carport. A separate front entry offers easy access to both levels, enhancing functionality and privacy. Extensive upgrades over the years include vinyl windows, updated flooring (laminate, carpet and vinyl plank), paint, modern light fixtures, stucco, fencing, deck, and shingles (2019).). 10,400 sq. ft. lot with a fenced backyard and alley access, large shed and there's a carport and RV parking. Ideally located close to schools, parks, and the Town's trail system, this move-in ready home offers exceptional value in a family-friendly neighbourhood. Quick possession is available.