



GRASSROOTS
REALTY GROUP

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5015 8 Avenue
Edson, Alberta

MLS # A2305236



\$265,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	861 sq.ft.	Age:	1923 (103 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Gravel Driveway, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Dugout	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Combination	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Built-in Features, Granite Counters, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	Light Fixtures, some yard decor, Seller leaving motorhome behind (nominal value)		

This charming 2-bedroom, 1-bathroom bungalow has been completely transformed from the studs in, offering modern comfort with cozy character throughout. Step inside to a bright and welcoming living room featuring a wood-burning fireplace and custom built-in cabinetry—perfect for relaxing evenings at home. The spacious eat-in kitchen offers an abundance of cabinetry and counter space, tiled backsplash, upgraded appliances, and a dining area with convenient access to the back porch—ideal for everyday living and entertaining. Down the hall, you’ll find two comfortable bedrooms, a laundry closet, and a beautifully updated 4-piece bathroom. The covered back porch entry includes a unique built-in catio, creating a safe and enjoyable space for your pet. The basement, accessed from the rear of the home, houses the utility area and provides excellent dry storage and workshop space. Outside, the fenced backyard is designed for low-maintenance enjoyment, featuring gravel landscaping, raised garden beds, an outdoor fireplace, and charming decorative touches—perfect for summer gatherings. A large storage shed adds convenience, while the included motorhome offers additional guest accommodation and there’s a gravel parking pad off the alley. Extensive upgrades include electrical, plumbing, insulation, drywall, flooring, furnace and ducting, hot water tank, windows, shingles (2021), and more—giving you peace of mind for years to come. Whether you’re looking to downsize, purchase your first home, or invest in a turnkey property with Airbnb potential, this home checks all the boxes. Quick possession available!