



GRASSROOTS
REALTY GROUP

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4347 9th Avenue
Edson, Alberta

MLS # A2307247

\$344,900



Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,104 sq.ft.	Age:	1966 (60 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R1 - Low Density Resident
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases		

Inclusions: none

Great family home located in a quiet, low-traffic east end neighborhood! This well-maintained 5-level split offers 3 bedrooms and 2 bathrooms, situated on a large corner lot with a fully fenced backyard, convenient alley access, a detached garage, and RV parking. The cozy yet bright living room features a charming wood-burning fireplace and laminate flooring, creating an inviting space for both relaxing and entertaining. The open-concept kitchen and dining area is filled with natural light, perfect for everyday living and gatherings. Upstairs, you'll find a spacious primary bedroom, a second bedroom, and an updated 4-piece bathroom. The lower level includes a third bedroom, a comfortable family room, and an updated 3-piece bathroom. The basement level offers a versatile rec room—ideal for a home theatre—along with laundry, storage, and a utility room. Numerous updates have been completed, including the hot water tank (2023), flooring, paint, electrical, light fixtures, siding, fencing, and all windows, plus a new metal roof installed in 2017. This move-in-ready home is a must see!