



GRASSROOTS
REALTY GROUP

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4238 5 Avenue
Edson, Alberta

MLS # A2307691



\$295,000

Division:	Edson		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,691 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco	Zoning:	R1 - Low Density Resident
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: none

Take a look at this charming, updated 4-bedroom, 2-bathroom home, perfectly situated on a large corner lot in Edson's desirable quiet East End. Over the years, this property has seen numerous thoughtful upgrades, offering comfort, functionality, and peace of mind for its next owners. Improvements include a newer heated, insulated attached single garage (2012), updated exterior doors, windows, and shingles (2013), new fencing and hot water tank (2014), along with refreshed main floor flooring, baseboards, trim, eavestroughs, ceiling fans, and closet organizers (2015). Inside, you'll find a bright welcoming kitchen that opens to the dining area and spacious living room—creating an ideal layout for everyday living and entertaining. The main floor also features a generous primary bedroom with adjoining 4-piece bathroom and convenient laundry area, plus a second bedroom or home office space with direct access to the attached garage. Upstairs offers two additional bedrooms and an updated 3-piece bathroom, providing plenty of room for family or guests. Step outside to enjoy the huge fully fenced yard with mature trees, a private firepit area, storage shed, and back-alley access. The newer concrete triple parking pad offers ample space for vehicles, RV parking, and all your recreational toys. A move-in ready property offering space, privacy, and extensive updates—this is one you won't want to miss!