



GRASSROOTS
REALTY GROUP

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4820 17 Avenue
Edson, Alberta

MLS # A2311259



\$260,000

Division:	Edson		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,400 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	1
Garage:	Carport		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Other

Exterior: Stucco

Foundation: Other, Poured Concrete

Features: Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Upstairs beds can be included

Tucked into a family-friendly neighborhood close to schools, recreation facilities, and picturesque walking paths, this beautifully cared-for home offers the perfect blend of functionality and charm. With 4 bedrooms and 2 full bathrooms, the thoughtfully planned layout includes convenient main floor laundry and a spacious primary bedroom on the main level. The updated kitchen features stylish quartz countertops, plenty of cabinetry, and a welcoming space for everyday living or entertaining guests. Outside, enjoy the convenience of a full-length carport, rear alley access, and a partially fenced yard with a great deck space ready for summer BBQs, morning coffee, or evening relaxation. A warm and inviting property with plenty to offer both families and first-time buyers alike.