



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4711 5 Avenue
Edson, Alberta

MLS # A2324580



\$269,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,937 sq.ft.	Age:	1951 (75 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping, Lawn, Many Trees, Rectangular Lot		

Heating: Floor Furnace, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: none

Looking for an affordable home with plenty of potential? This centrally located bungalow is ready for its next family to make it their own! The main floor offers welcoming front and back porches, a functional kitchen with adjoining dining area, primary bedroom a spacious living room filled with natural light, and a full 4-piece bathroom. A newer vinyl window in the main living area adds to the home's comfort and efficiency. Downstairs, you'll find three bedrooms, a 3-piece bathroom, a large laundry/storage/flex room with plenty of space for hobbies or additional living, plus a utility room. Outside, the property features a concrete drive-through driveway with access from the front street to the back alley, making it ideal for extra parking, RV storage, or easy access to the impressive 24' x 26' double detached garage. Lilac trees and shrubs. Conveniently located close to everyday amenities, this home offers excellent value for first-time buyers, growing families, or investors looking for a solid opportunity. Don't miss your chance to add your personal touch and make this affordable home your own!