



GRASSROOTS
REALTY GROUP

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5701 9 Avenue
Edson, Alberta

MLS # A2330150



\$299,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	950 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Laminate, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Welcome to this beautifully upgraded 3-bedroom, 2-bathroom home, ideally located in a family-friendly neighbourhood close to schools, parks, and recreation. Offering a perfect blend of comfort, functionality, and modern updates, this home is ideal for first-time buyers, or those looking to downsize. The main floor features a spacious kitchen with updated cabinetry, a cozy living room centered around a wood-burning fireplace, a generous primary bedroom with dual his-and-hers closets, and a well-sized second bedroom. The updated main bathroom offers a jetted tub, complemented by modern tile work and updated lighting. Downstairs, you'll find a spacious family room with built-in shelving and plenty of room for a pool table or recreation area. The basement also includes a beautifully upgraded 3-piece bathroom with slate finishes, a laundry room, and a third bedroom featuring an upgraded egress window. Durable vinyl plank flooring has been installed throughout the basement, and the home is equipped with a backflow valve and check valve for added peace of mind. Step outside to enjoy the large, private, fully fenced backyard—perfect for entertaining, gardening, or family gatherings. There's ample space to build a future garage, while the 10' x 10' storage shed provides plenty of room for lawn equipment, tools, or recreational toys. Additional value comes with exterior updates completed in 2025, including new shingles, soffit, fascia, and eavestroughs. Move-in ready and packed with thoughtful upgrades, this is a fantastic opportunity to own a well-maintained home in a sought-after location.