



GRASSROOTS
REALTY GROUP

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5127 6 Avenue
Edson, Alberta

MLS # A2333544



\$315,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,003 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Driveway, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	16-53-17-W5
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Total of 2 - Stoves, 2 - Refrigerators, 2- Washers, 2 - Dryers, Fire Pit, 10 x 10 Storage Shed

Centrally located and within walking distance of schools, parks, and shopping, this well-maintained and upgraded bungalow reflects pride of ownership throughout. Offering 4 bedrooms and 2 full bathrooms, the home features a bright, functional layout with fresh paint in the upstairs kitchen, main floor laundry, plus a second laundry area in the fully developed basement for added convenience. The lower level also includes a separate side entrance and a convenient kitchenette, providing excellent flexibility for extended family, guests, hobbies, or entertaining. Outside, you'll appreciate the single detached garage with rear alley access, complete with a wood-burning fireplace that creates a comfortable workspace during the winter months. The property also features a private deck, storage shed, included firepit, and a fully fenced backyard surrounded by mature trees, offering a wonderful space to relax and entertain. With plenty of street parking available, there's ample room for family and visitors alike. Thoughtful updates include shingles replaced approximately five years ago and the furnace inducer motor replaced in November 2025, providing added peace of mind. As an added bonus, much of the furniture is negotiable, making your move even more convenient.