



GRASSROOTS
REALTY GROUP

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4209 6 Avenue
Edson, Alberta

MLS # A2333816



\$339,900

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,187 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Front Drive, Off Street, Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	n/a
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Welcome to this beautifully maintained 4-bedroom, 2-bathroom bungalow, offering the perfect combination of comfort, functionality, and thoughtful upgrades throughout. With 3 bedrooms on the main floor and 1 additional bedroom in the fully developed basement, this home is ideal for families or anyone looking for extra living space. The main level features a bright, inviting layout, while the finished basement offers a spacious family room, a full bathroom complete with a luxurious steam shower (2025), and an abundance of storage space. This home has seen numerous valuable updates over the years, including eavestroughs, soffit and fascia (2022), hot water tank (2019), garage shingles (2021), reverse osmosis system (2019), 120-amp electrical panel (2024), central air conditioning (2025), fresh interior paint, and exterior paint on the house, garage, and shed—giving buyers peace of mind for years to come. Step outside to enjoy the private, fully fenced backyard, featuring a covered deck that's perfect for relaxing or entertaining, along with a single detached garage and storage shed. Move-in ready and packed with upgrades, this well-cared-for home offers exceptional value and is ready for its next owners to enjoy!