



GRASSROOTS
REALTY GROUP

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5746 9 Avenue
Edson, Alberta

MLS # A2335851



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,171 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, No Back Lar		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: STORAGE SHED, SECURITY SYSTEM EQUIPMENT (NOT CONNECTED TO A SERVICE CURRENTLY).

PRICED BELOW APPRAISED VALUE!! Beautiful Bungalow in family friendly Westhaven, very close to schools, outdoor skating rink, and parks! Featuring 4 beds, 2.5 baths, and a 24'x24' double detached garage, this home has ample space for a growing family! Main level boasts laundry (relocated to main level for convenience), 3 bedrooms - Primary bedroom has ample space for a king bed & has 2pc ensuite, main 4pc bath, bright living room with updated vinyl plank flooring, beautiful updated kitchen with solid maple cabinets, plus a dining space that's open to the kitchen and living room. The HUGE newer deck is accessed through the kitchen door. Heading downstairs there's another door leading to the fenced backyard & garage. Basement has a spacious family room/rec room & is roughed in for a Wet Bar. ENORMOUS 4TH Bedroom with newer window, 3 pc bath, utility room with storage, storage room with the original laundry hook ups still in tact (could put second set of laundry machines there). Wired for a hot tub on West side of home. Updates include: Professionally renovated kitchen - including California knockdown ceiling and pot lights, new deck 2019, Furnace Mother board replaced 2025, Appliances, flooring, paint, and more. Backyard is a great size for pets & kids, and features raised garden beds, Lilac bush, Mayday tree, portable shed. Amazing location close to schools (very close to Westhaven & Vanier Schools), parks, outdoor skating rink around the corner, playgrounds, walking/biking trails, recreation, shopping, medical, and more. This home is an amazing deal and ready for a new family. This property offers great value!**Photos of the other 2 main level bedrooms coming soon.