



GRASSROOTS
REALTY GROUP

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4227 5 Avenue
Edson, Alberta

MLS # A2339547



\$269,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	938 sq.ft.	Age:	1957 (69 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, None		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Block, Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Ceiling Fan(s)		

Inclusions: Central Vac system with attachments,

A very well maintained house. Home was completely renovated in 1979. Flooring is Luxury Vinyl Plank throughout. Oak kitchen cupboards, Interior of home all freshly painted. Washer and dryer 4 years old. Newer built in dishwasher. Basement entrance is in laundry room and is dry and clean. Great for storage. New furnace installed August 18, 2026. Everything is picture perfect and ready to move into. Great starter or investment home.