



**GRASSROOTS**  
REALTY GROUP

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4215 7 Avenue  
Edson, Alberta

MLS # A2341156



**\$398,000**

|           |                                                                              |        |                   |
|-----------|------------------------------------------------------------------------------|--------|-------------------|
| Division: | Edson                                                                        |        |                   |
| Type:     | Residential/House                                                            |        |                   |
| Style:    | Bungalow                                                                     |        |                   |
| Size:     | 1,056 sq.ft.                                                                 | Age:   | 1961 (65 yrs old) |
| Beds:     | 4                                                                            | Baths: | 2                 |
| Garage:   | Double Garage Detached                                                       |        |                   |
| Lot Size: | 0.19 Acre                                                                    |        |                   |
| Lot Feat: | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), |        |                   |

|             |                                                          |            |             |
|-------------|----------------------------------------------------------|------------|-------------|
| Heating:    | ENERGY STAR Qualified Equipment, Forced Air, Natural Gas | Water:     | -           |
| Floors:     | Carpet, Laminate, Linoleum                               | Sewer:     | -           |
| Roof:       | Fiberglass                                               | Condo Fee: | -           |
| Basement:   | Full                                                     | LLD:       | 22-53-17-W5 |
| Exterior:   | Vinyl Siding                                             | Zoning:    | R1          |
| Foundation: | Poured Concrete                                          | Utilities: | -           |
| Features:   | Granite Counters, Jetted Tub, Storage, Vinyl Windows     |            |             |

**Inclusions:** few items may be left for buyer

Welcome to this well-maintained and thoughtfully cared-for 4-bedroom, 2-bathroom home offering plenty of space, storage, and functionality for the whole family. The home features a double heated garage complete with 210V power for a welder, making it an excellent setup for anyone who enjoys working on vehicles, projects, or equipment. Outside, you'll find a beautifully manicured yard with a mature cherry tree, along with a large backyard shed providing plenty of additional storage. Inside, the home offers comfortable living space along with an impressive large storage room and a convenient built-in cold storage room, perfect for seasonal items, preserves, or extra household storage. With its combination of a well-cared-for home, excellent garage setup, generous storage, and beautifully maintained yard, this property is ready for its next owners to enjoy. Features include: 4 bedrooms 2 bathrooms Double heated garage 210V power for welder Large backyard storage shed Beautifully manicured yard Mature cherry tree Large storage room Built-in cold storage room Well-maintained home Plenty of storage throughout, Walk in tub for ease