



GRASSROOTS
REALTY GROUP

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5033 6 Avenue
Edson, Alberta

MLS # A2343532



\$310,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,326 sq.ft.	Age:	1951 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Charming and well-maintained 3-bedroom, 2-bathroom home in a convenient central location close to schools, shopping, and everyday amenities! This inviting property has seen numerous updates in recent years, offering peace of mind and plenty of modern comforts. Improvements include central A/C, new interior and exterior paint, a new furnace, new hot water tank, new appliances, and a beautifully finished basement complete with a new bathroom. The kitchen has also received a fresh update with refinished cupboards and new hardware, adding a clean and modern touch while maintaining its charm. Step outside to enjoy the updated and rebuilt covered deck—perfect for relaxing or entertaining year-round. The impressive 26' x 36' garage provides plenty of space for vehicles, toys, hobbies, or storage, and the garage shingles were redone in 2025. With its combination of thoughtful updates, functional living space, and fantastic location, this home is a great opportunity for first-time buyers, families, or anyone looking for a move-in-ready property with an oversized garage.