



GRASSROOTS
REALTY GROUP

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4237 5 Avenue
Edson, Alberta

MLS # A2343786



\$299,900

Division:	Edson		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,496 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Welcome to your new home on the east end of Edson! This charming 4-bedroom, 2.5-bathroom home offers plenty of space, a fantastic location, and a huge yard ready for you to enjoy. Inside, you'll find updates throughout, along with a cozy fireplace that creates the perfect spot to relax and unwind. With four bedrooms and 2.5 bathrooms, there's room for the whole family, while the attached single garage adds everyday convenience. Step outside and you'll love the large yard, offering plenty of space for kids, pets, gardening, entertaining, or simply enjoying the outdoors. Located close to schools, parks, and walking trails, this home is perfectly situated for families and those who love having amenities and outdoor recreation nearby. This home is ready for its next chapter!