



GRASSROOTS
REALTY GROUP

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4907 7 Avenue
Edson, Alberta

MLS # A2349135



\$299,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,258 sq.ft.	Age:	1930 (96 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, RV Access/Parking, Single Garage Attached, Single Garage Detach		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Storage shed

Surprisingly spacious, centrally located home with tons of character and plenty of parking in the attached garage, detached garage, and on concrete parking in the backyard. Some of the many upgrades include new shingles in 2018, hot water tank 2017, most of the windows on main floor 2013, plus some of the flooring and paint on the main level. Low maintenance yard with attractive exposed aggregate walkways, two apple trees, a lilac bush, and raspberries in the backyard. This beautiful 5 bedroom, 2 bathroom home is in a great location within walking distance of the YCE Multiplex, many schools and amenities. Ready for a new family!