



GRASSROOTS
REALTY GROUP

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5022 9 Avenue
Edson, Alberta

MLS # A2350524



\$485,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,984 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Gravel Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: none

This is a unique 5+ Bedroom, 3 Bathroom Home with over 1900 sq ft of living space. This home was well-designed and offers a unique opportunity with a 2-Bedroom legal suite with a separate entrance, making it an ideal setup for rental income, Airbnb potential, nanny or inlaw suite. The main suite is a true highlight with its spacious layout. 4 generous bedrooms or 3 with a main floor office, 2 bathrooms, large living room, classy newer kitchen with breakfast bar, stainless steel appliances and separate dining area, a large den, laundry room and seamless access to both the fenced backyard, patio area and the convenience of a heated double attached garage. The secondary suite is equally appealing, featuring a spacious mudroom, 2 large bedrooms, a full kitchen, cozy up by the fireplace in the spacious living room, in-suite laundry, and ample storage space. This additional living space not only enhances the property's value but also offers flexibility in living arrangements with plenty of parking. This property offers financial freedom. Whether you're looking for a savvy investment or a modern home that adapts to your lifestyle, envision the possibilities that await you in this versatile well-appointed residence.