

# \$259,900 - 4827 5 Avenue, Edson

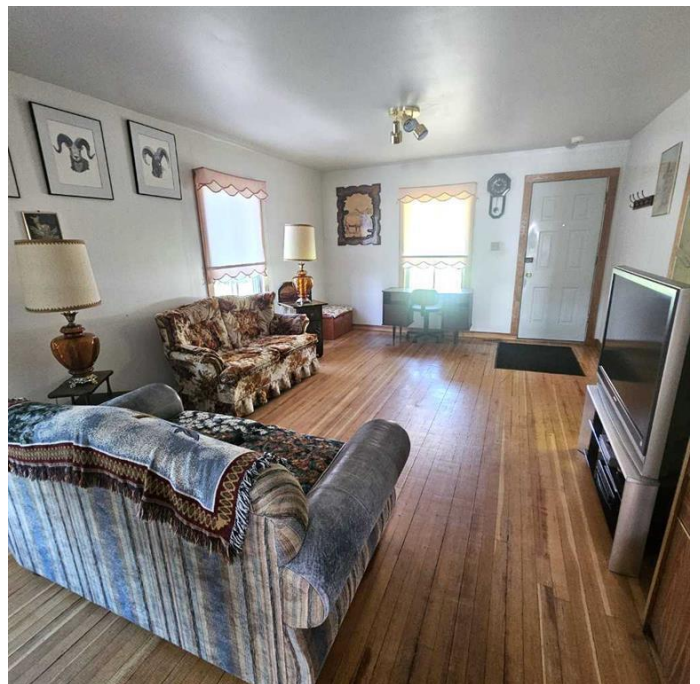
MLS® #A2179607

## \$259,900

3 Bedroom, 2.00 Bathroom, 888 sqft  
Residential on 0.16 Acres

Edson, Edson, Alberta

This charming bungalow was built in 1923 and combines character with modern upgrades. It has undergone extensive renovations, including being lifted in 1992 to install a full concrete basement. Further updates in 1996 effectively renovated the home to a 1955 age standard as per Town assessment. The main floor features a spacious, open living area with a living room and a dining room that will accommodate family gatherings. The light filled kitchen is at the back of the home and has lots of cabinets and counter space, a pantry cupboard, room for a small dining set and there's a stackable washer/dryer that creates a self-contained space for this level. Two bedrooms and a 4-piece bathroom round out the main floor. The back entrance provides access to both the main level and the fully developed basement, while there is also a separate side entrance to the lower level. The basement includes a workshop/storage/laundry room at the back and additional living space at the front, which consists of a living area with a kitchen and dining area, a large bedroom and a 4-piece bathroom. Many upgrades have been made, including new wiring, an upgraded electrical panel, upgraded furnace and water heater, back flow valve and sump pump installed, improved insulation (including blown-in insulation in the attic), kitchen cabinets, and a metal roof. The covered front veranda has been redone recently and provides a great spot to enjoy the outdoors and have shelter



when entering the home. The mature yard is a garden enthusiast's paradise with the backyard hosting numerous fruit trees and bushes, including apple, nanking cherry, chokecherry, crab apple, haskap, saskatoon, and raspberry bushes, along with a large garden area and thereâ€™s various flower/perennial beds around the home. A large shed provides storage for the yard equipment and off-street parking is accessible via the back-alley. The convenient location of this home allows for walking to all amenities including the medical centre, banks, shopping, restaurants, schools, parks and playgrounds.

Built in 1923

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2179607    |
| Price          | \$259,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 888         |
| Acres          | 0.16        |
| Year Built     | 1923        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

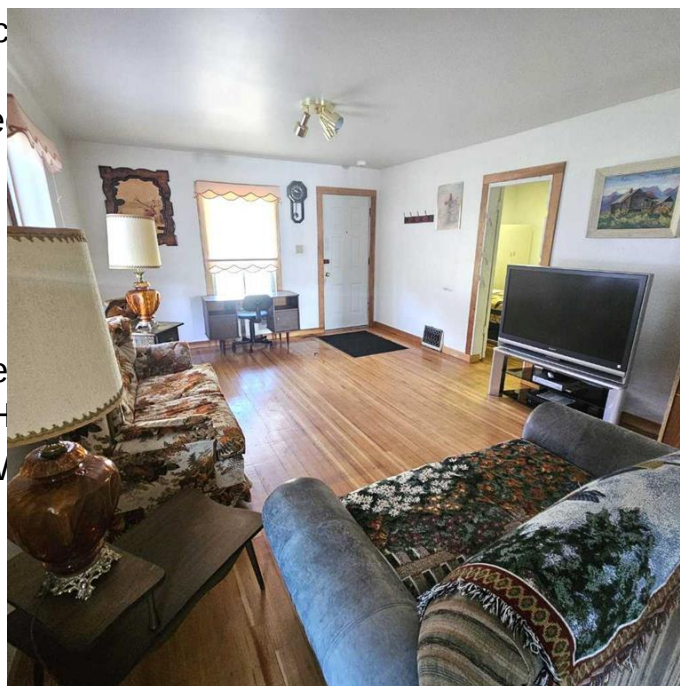
|             |                   |
|-------------|-------------------|
| Address     | 4827 5 Avenue     |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1N8           |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Utilities      | Cable Connected, Electric Garbage Collection, High Connected, Sewer Connected |
| Parking Spaces | 2                                                                             |
| Parking        | Off Street, Parking Pad                                                       |

## Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Natural Woodwork, Storage Animal Home, No Smoking H |
| Appliances        | Range Hood, Refrigerator, W                         |
| Heating           | Natural Gas, Central                                |
| Cooling           | None                                                |
| Has Basement      | Yes                                                 |
| Basement          | Finished, Full, Exterior Entry,                     |



## Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Rain Gutters                                                                                               |
| Lot Description   | Back Yard, Front Yard, Lawn, Back Lane, City Lot, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Metal                                                                                                                        |
| Construction      | Wood Frame                                                                                                                   |
| Foundation        | Poured Concrete                                                                                                              |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 19th, 2024 |
| Days on Market | 168                 |
| Zoning         | R1                  |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

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