# \$249,900 - 4827 5 Avenue, Edson

MLS® #A2234363

## \$249,900

3 Bedroom, 2.00 Bathroom, 893 sqft Residential on 0.16 Acres

Edson, Edson, Alberta

This well-appointed bungalow, originally constructed in 1923, seamlessly blends classic character with contemporary enhancements. Significant renovations have been completed, including a structural elevation in 1992 for installation of a full concrete basement. Subsequent upgrades in 1996 brought the home to a 1955 age standard as recognized by the Town assessment. The main floor offers an expansive, open-concept living area comprising both living and dining rooms suitable for hosting family gatherings. The kitchen, situated at the rear of the home, benefits from ample cabinetry and counter space, a pantry cupboard, accommodation for a small dining set, and a stackable washer/dryer which establishes a self-contained space on the main level. Two bedrooms and a brand new four-piece bathroom complete this floor. The rear entrance provides access to both the main and lower levels, complemented by a dedicated side entrance to the basement. The basement offers a workshop/storage/laundry room at the back and additional living quarters at the front, featuring a living area with kitchen and dining space, a generously sized bedroom, and a four-piece bathroom. Numerous updates have been undertaken, including new electrical wiring and panel, upgraded furnace and water heater, installation of a backflow valve and sump pump, enhanced insulationâ€"such as blown-in attic insulation, refreshed kitchen cabinetry, and a durable metal roof. The







covered front veranda has been recently redone, providing a comfortable outdoor retreat and sheltered entryway. The mature yard is ideal for gardening enthusiasts, featuring a variety of fruit trees and bushesâ€"apple, chokecherry, crab apple, saskatoon, and raspberryâ€"along with a spacious garden area and numerous perennial flower beds surrounding the home. A large shed ensures adequate storage for equipment, while off-street parking is available 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. A great property for first time buyers or investors! Sellers are motivated and will consider all reasonable offers.

#### Built in 1923

### **Essential Information**

MLS® # A2234363 Price \$249,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 893

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 Available, Electricity Connected, Natural Gas Connected, Phone

Available, Sewer Connected, Water Connected, Fiber Optics Available,

High Speed Internet Available

Parking Spaces 2

Parking Parking Pad, Alley Access, Off Street, RV Access/Parking

Interior

Interior Features Laminate Counters, Separate Entrance, Ceiling Fan(s), No Animal

Home, No Smoking Home, Natural Woodwork, Soaking Tub, Storage,

Sump Pump(s)

Appliances Refrigerator, Window Coverings, Gas Range, Range Hood,

Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full, Suite, Walk-Up To Grade

**Exterior** 

Exterior Features Storage, Garden, Lighting, Rain Gutters

Lot Description Back Yard, Front Yard, Back Lane, City Lot, Fruit Trees/Shrub(s),

Garden, Lawn, Landscaped, Rectangular Lot, Street Lighting

Roof Metal

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 24th, 2025

Days on Market 118
Zoning R1

**Listing Details** 

Listing Office ROYAL LEPAGE EDSON REAL ESTATE

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