

\$325,000 - 5908 9 Avenue, Edson

MLS® #A2177489

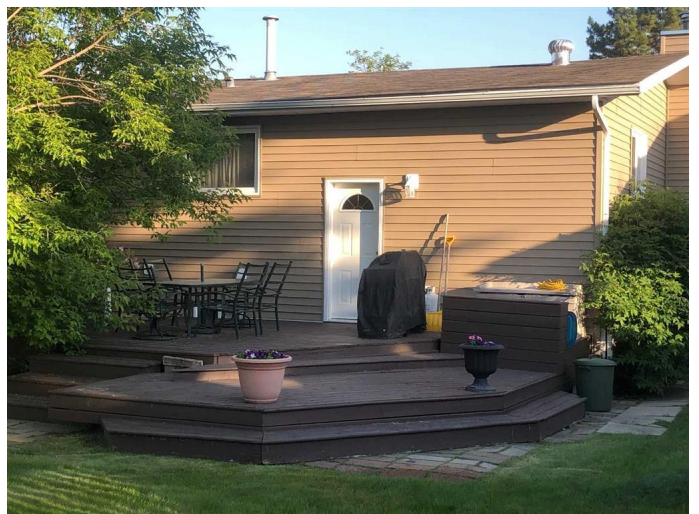
\$325,000

4 Bedroom, 3.00 Bathroom, 1,251 sqft

Residential on 0.17 Acres

NONE, Edson, Alberta

"NEW PRICE" on this updated Family Home that is also available for a quick possession.! This spacious 4+ bedroom, 2.5 bath bi-level is located on an oversized lot in a quiet family-oriented cul-de-sac, close to schools, playground, and backs onto an outdoor rink. On the main level you will find 3 bedrooms with recent upgrades to the Master Bedroom ensuite, and main bath. The spacious living room has a wood burning fireplace and south facing windows that allow for an array of natural light to shine through. The separate dining area has plenty of space for your large table. The kitchen has ample cupboard storage and counter space for the Chef in the family, also allowing room for a separate eating area, with access out to the back deck. The finished basement boasts a huge bedroom (easily convertible into 2 bedrooms), 3-piece bathroom, games area with bar fridge and plumbing for a wet bar, spacious family room with gas fireplace to cozy up to, generous laundry /storage room, separate utility area and lots of storage space. Upgrades in recent years include new windows, shingles, and siding, as well as brand new laminate flooring on the main floor and fixtures in the bathrooms. Gather with friends and family and enjoy entertaining on the tiered deck, with the privacy of mature trees and a large, fenced backyard for the kids to play, that butts up to the Town green space. The driveway provides ample room to allow for RV parking and the large back yard provides



extra space to park your toys with plenty of room to build a future garage.

Built in 1978

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2177489 |
| Price | \$325,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,251 |
| Acres | 0.17 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 5908 9 Avenue |
| Subdivision | NONE |
| City | Edson |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E 1J3 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | Storage |
| Appliances | Bar Fridge, Dishwasher, Range Hood, Refrigerator, Range |
| Heating | Natural Gas, Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |

| | |
|--------------|---|
| Fireplaces | Gas, Family Room, Living Room, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Lawn, Landscaped |
| Roof | Asphalt |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | November 7th, 2024 |
| Days on Market | 166 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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