

# \$315,000 - 4729 9 Avenue, Edson

MLS® #A2238589

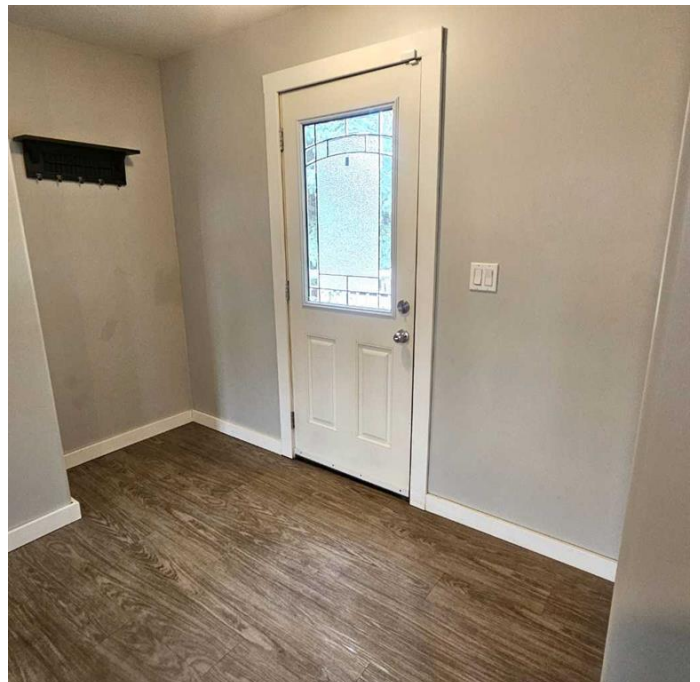
## \$315,000

3 Bedroom, 2.00 Bathroom, 715 sqft

Residential on 0.16 Acres

Edson, Edson, Alberta

This super cute bungalow from 1943 is move-in ready! It underwent a major transformation in 2015 and now sits on a full concrete basement. The main floor features an open concept living area, complete with a large living room, a spacious kitchen with an eating area, and access to both the back deck and the basement. You'll also find the primary bedroom and a large 4-piece bathroom that includes an area for the laundry machines. In the basement, there's a versatile flex space perfect for a kids' play area or treadmill, as well as two additional bedrooms, a 3-piece bathroom with a storage area, and the utility room. The outdoor living space boasts a massive 15' x 25' deck that sits on pilings and is reinforced and hot tub ready, a fully fenced backyard with a firepit, and some flower beds. There is plenty of room for a man cave and the vehicles in the 24' x 32' heated garage, and there's a double concrete parking pad out front for additional parking. The backyard also accommodates RV parking via a double gate for easy access from the parking pad. Recent upgrades include new shingles, vinyl windows, insulation, drywall, furnace, water heater, lighting, kitchen cabinets, updated bathrooms, flooring, paint, a fence, and the garage, which was built in 2020 (two 12' x 8' overhead doors with openers, high ceiling, large electrical panel with welding plug, exhaust fan, concrete floor, insulated and drywalled) . Quick possession is available!



Built in 1943

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238589    |
| Price          | \$315,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 715         |
| Acres          | 0.16        |
| Year Built     | 1943        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4729 9 Avenue     |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1E3           |

## Amenities

|                |                                                                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, Sewer Connected, Water Connected, Cable Connected                          |
| Parking Spaces | 6                                                                                                                                                                    |
| Parking        | Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated Garage, Off Street, Oversized, Parking Pad, RV Access/Parking, Garage Faces Side |
| # of Garages   | 3                                                                                                                                                                    |

## Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows, Sump Pump(s) |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer                              |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | None                                                                                       |

Has Basement      Yes  
Basement          Finished, Full

**Exterior**

Exterior Features    Fire Pit, Rain Gutters  
Lot Description      Back Lane, Back Yard, City  
                                Rectangular Lot, Street Light  
  
Roof                    Asphalt Shingle  
Construction        Wood Frame, Wood Siding  
Foundation          Poured Concrete



**Additional Information**

Date Listed          July 10th, 2025  
Days on Market      28  
Zoning                R1

**Listing Details**

Listing Office        ROYAL LEPAGE EDSON REAL ESTATE

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