

# \$397,500 - 4918 5 Avenue, Edson

MLS® #A2256896

## \$397,500

4 Bedroom, 1.00 Bathroom, 1,409 sqft

Residential on 0.16 Acres

NONE, Edson, Alberta

Welcome to this charming 4-bedroom, 1-bathroom family home ideally located close to shopping, schools, and all amenities. This property features a spacious attached double garage, a fenced backyard perfect for kids or pets, and large bedrooms that provide plenty of room for the whole family. The basement offers a roughed in bathroom with all the main supplies to complete it. Convenient main floor laundry adds to the ease of everyday living.

With plenty of space and a prime location, this home is just waiting for its new owners to move in and make it their own!

Built in 1991

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256896    |
| Price          | \$397,500   |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,409       |
| Acres          | 0.16        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 4918 5 Avenue     |
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1T1           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Vinyl Windows                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Wood Burning Stove                                                                     |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Partially Finished                                                               |

### **Exterior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                        |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 28                   |
| Zoning         | R1                   |

### **Listing Details**

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

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