

# \$325,000 - 5908 9 Avenue, Edson

MLS® #A2177489

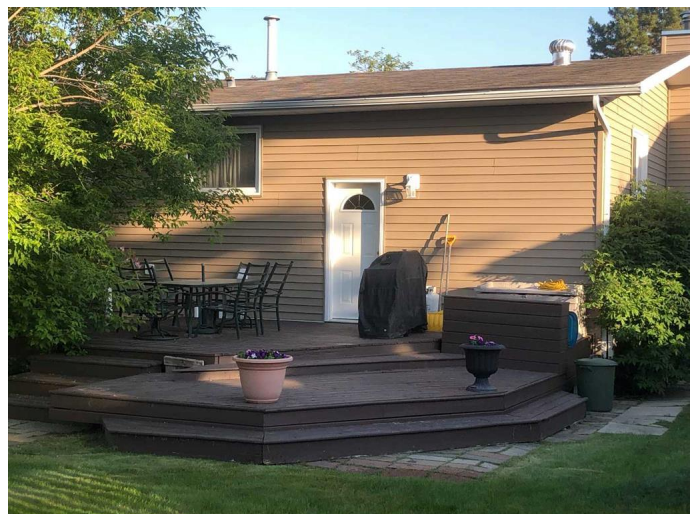
**\$325,000**

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, Refrigerator, Range, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Family Room, Gas, 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	222
Zoning	R1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.