

# \$314,900 - 5014 9 Avenue, Edson

MLS® #A2195533

## \$314,900

3 Bedroom, 2.00 Bathroom, 1,139 sqft

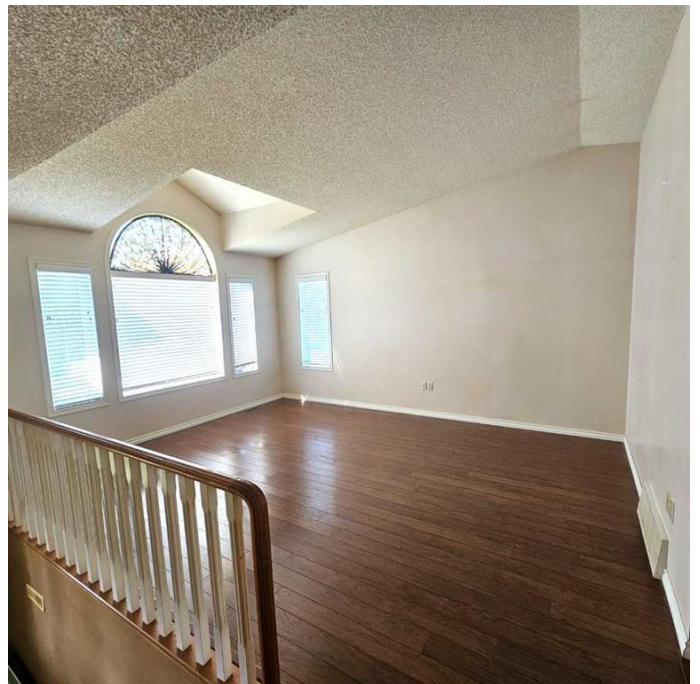
Residential on 0.16 Acres

Edson, Edson, Alberta

Built in 1996, this spacious bi-level home offers 1,139 sq. ft. of living space on the main floor. The kitchen features plenty of oak cabinets, a pantry cupboard, and upgraded appliances. There is a dining area with patio doors that lead to the deck and there's a generously sized living room with a vaulted ceiling and large window that fills the space with natural light. Down the hall, you'll find the spacious primary suite complete with a 4-piece bathroom, as well as two other good-sized bedrooms and a 4-piece main bathroom. The partially finished basement is roughed in to accommodate two bedrooms and a bathroom on one side, while the other side features a massive family room, along with a laundry/utility room. The perimeter walls are completed with drywall and electrical work; the rest awaits your finishing touches. Enjoy the outdoors on the brand new deck that overlooks the large backyard that is partially fenced. There's a large storage shed, and a metal carport (10' x 20') with parking access off the alley and there's plenty of room to build a garage with Town approval. The shingles were redone five years ago, the water heater was replaced April 2025. This home is ideally located just off Main Street and is a short walk to the Medical Centre, as well as shops and restaurants.

Built in 1996

## Essential Information



MLS® #	A2195533
Price	\$314,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,139
Acres	0.16
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5014 9 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1E8

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Off Street, Alley Access

### **Interior**

Interior Features	High Ceilings, Storage, Vaulted Ceiling(s), Vinyl Windows, French Door, Laminate Counters, Track Lighting
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings, Dryer, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Lighting, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, City
	Maintenance Landscape, Rec
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	February 18th, 2025
Days on Market	149
Zoning	R1

**Listing Details**

Listing Office	ROYAL LEPAGE EDSON 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.