

# \$335,000 - 5912 9 Avenue, Edson

MLS® #A2212966

**\$335,000**

4 Bedroom, 3.00 Bathroom, 1,334 sqft

Residential on 0.17 Acres

NONE, Edson, Alberta

This spacious and thoughtfully updated home is tucked away in a quiet cul-de-sac in a family-oriented neighborhood. Just steps from an outdoor skating rink and within walking distance to schools, parks, and a recreation center – the location couldn't be better for a growing family. The main floor features a bright open-concept layout with an upgraded kitchen (2007) including Corian countertops and modern cabinetry, an inviting dining area, and a cozy living room perfect for relaxing or entertaining. A 4-piece bath, large primary bedroom with 3-piece ensuite, and two additional bedrooms complete the main level. Downstairs, enjoy a warm and welcoming family room with a wood-burning fireplace, a games area, and an oversized bedroom with its own luxurious bathroom featuring a makeup vanity and two-person jetted tub. There's also a spacious laundry area, utility room with ample storage, and a cold room. Numerous upgrades include windows & doors (2007), shingles (2009), kitchen, flooring on main level, paint, furnace & hot water tank (2011), and so much more. Step outside to a beautifully landscaped, fully fenced yard with a large deck and natural gas BBQ hookup – perfect for summer gatherings. The double-detached garage built in 1994 offers in-floor heat (HW Tank), and there's plenty of room to park your RV in the driveway. This move-in-ready home offers comfort, space, and convenience in an unbeatable location!



Built in 1979

## Essential Information

MLS® #	A2212966
Price	\$335,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,334
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5912 9 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1J3

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Cable Available, Fiber Optics Available, Garbage Collection, Sewer Connected
Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Open Floorplan, Storage
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	13
Zoning	R1 - Low Density Resident

## 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.