

# \$535,000 - 5226 18 Ave, Edson

MLS® #A2234691

**\$535,000**

4 Bedroom, 3.00 Bathroom, 1,366 sqft

Residential on 0.19 Acres

NONE, Edson, Alberta

This beautifully updated 4-bedroom home offers a spacious open-concept layout with elegant hardwood and ceramic tile flooring, complemented by a cozy corner gas fireplace. The bright, modern kitchen features new countertops, a stylish backsplash, and stainless steel appliances. The primary bedroom includes a striking feature wall and a brand new 4-piece ensuite with granite countertops. The fully finished basement adds even more living space with a generous family room, an Oilers-themed wet bar, a 4th bedroom, a 3-piece bathroom, and a large laundry/storage area. A double attached garage with RV parking pad complete the package. Extensive recent upgradesâ€”over \$80,000 invested in the past yearâ€”include new paint, flooring, fixtures, a brand new roof, high-efficiency furnace, and hot water tank. Outside, enjoy the large covered deck overlooking a beautifully treed greenbelt lot, complete with a large shed, firepit area, and nearby walking trail. Immaculately maintained, located near schools, and available for quick possessionâ€”this home is move-in ready and an absolute must-see.

Built in 1990

## Essential Information

MLS® # A2234691

Price \$535,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,366
Acres	0.19
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5226 18 Ave
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1G9

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, RV Carport
# of Garages	2

### **Interior**

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space, Greenbelt, Many Trees
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	4
Zoning	R1B

**Listing Details**

Listing Office	ALPINE REALTY 3%
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