

# \$315,000 - 4729 9 Avenue, Edson

MLS® #A2238589

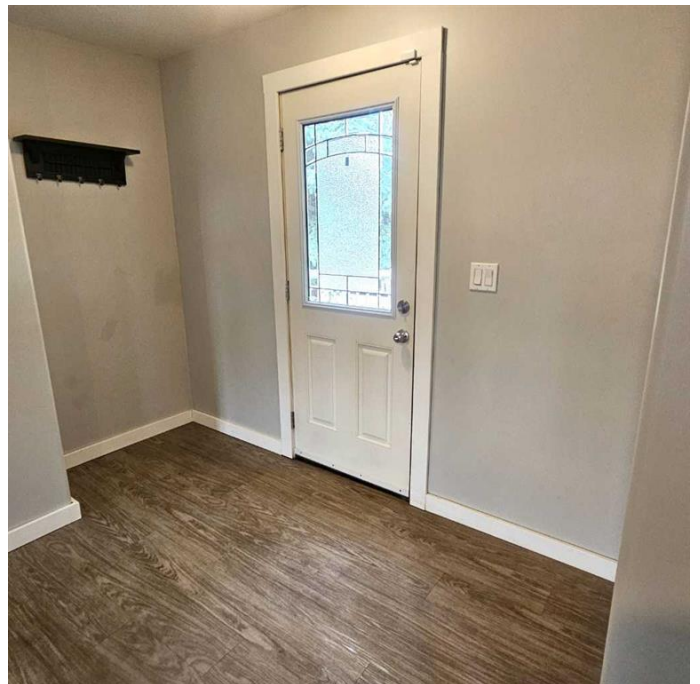
## \$315,000

3 Bedroom, 2.00 Bathroom, 715 sqft

Residential on 0.16 Acres

Edson, Edson, Alberta

This super cute bungalow from 1943 is move-in ready! It underwent a major transformation in 2015 and now sits on a full concrete basement. The main floor features an open concept living area, complete with a large living room, a spacious kitchen with an eating area, and access to both the back deck and the basement. You'll also find the primary bedroom and a large 4-piece bathroom that includes an area for the laundry machines. In the basement, there's a versatile flex space perfect for a kids' play area or treadmill, as well as two additional bedrooms, a 3-piece bathroom with a storage area, and the utility room. The outdoor living space boasts a massive 15' x 25' deck that sits on pilings and is reinforced and hot tub ready, a fully fenced backyard with a firepit, and some flower beds. There is plenty of room for a man cave and the vehicles in the 24' x 32' heated garage, and there's a double concrete parking pad out front for additional parking. The backyard also accommodates RV parking via a double gate for easy access from the parking pad. Recent upgrades include new shingles, vinyl windows, insulation, drywall, furnace, water heater, lighting, kitchen cabinets, updated bathrooms, flooring, paint, a fence, and the garage, which was built in 2020 (two 12' x 8' overhead doors with openers, high ceiling, large electrical panel with welding plug, exhaust fan, concrete floor, insulated and drywalled) . Quick possession is available!



Built in 1943

## Essential Information

MLS® #	A2238589
Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	715
Acres	0.16
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4729 9 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1E3

## Amenities

Utilities	Cable Connected, Electricity Connected, Fiber Optics Available, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated Garage, Off Street, Oversized, Parking Pad, Garage Faces Side, RV Access/Parking
# of Garages	3

## Interior

Interior Features	Laminate Counters, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement      Yes  
Basement          Finished, Full

**Exterior**

Exterior Features    Rain Gutters, Fire Pit  
Lot Description      Back Lane, Back Yard,  
                                 Rectangular Lot, Street Light  
  
Roof                    Asphalt Shingle  
Construction        Wood Frame, Wood Siding  
Foundation          Poured Concrete



**Additional Information**

Date Listed          July 10th, 2025  
Days on Market      45  
Zoning                R1

**Listing Details**

Listing Office        ROYAL LEPAGE EDSON REAL ESTATE

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