

\$172,500 - 4805 17 Avenue, Edson

MLS® #A2240116

\$172,500

2 Bedroom, 1.00 Bathroom, 748 sqft

Residential on 0.09 Acres

NONE, Edson, Alberta

Charming and well-maintained 2-bedroom home located in a great family-friendly neighborhood! Featuring an eat-in kitchen, spacious living room, 4-piece bathroom, and a large rear entry area that offers extra versatility as a den or home office and includes convenient main-floor laundry.

Upgrades completed over the years include windows, stucco, and bathroom fixtures, all thoughtfully chosen to reflect the character of the time. The hot water tank and shingles are approximately 10 years old, and the garage was lifted with a concrete floor poured to improve function and longevity.

Enjoy a private yard with mature trees and plenty of space for kids to play. Ideally located close to two schools, the recreation center, and scenic town walking trails – this home is perfect for a young family or downsizer looking for comfort and convenience!

Built in 1955

Essential Information

MLS® #	A2240116
Price	\$172,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	748
Acres	0.09
Year Built	1955



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4805 17 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1G5

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Storage
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 14th, 2025
Days on Market	12
Zoning	R1 - Low Density Resident

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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