

# \$305,000 - 5701 9 Avenue, Edson

MLS® #A2199958

**\$305,000**

3 Bedroom, 2.00 Bathroom, 1,015 sqft  
Residential on 0.12 Acres

NONE, Edson, Alberta

This beautifully upgraded 3-bedroom, 2-bathroom home is located in a family-friendly neighborhood, just minutes from schools, parks, and recreation. The main floor boasts a spacious kitchen with modernized cabinets, a cozy living room with a charming wood fireplace, and a large master bedroom featuring his-and-her closets. You'll also find a generously sized second bedroom. The main bathroom has been updated with sleek tile and lighting, and it offers a luxurious, oversized jetted tub. The fully finished basement includes a sizable family room, complete with built-in shelving, and ample space for a pool table. It also features an upgraded 3-piece bathroom with slate finishes, a laundry room, and an additional bedroom with an upgraded window. The basement is equipped with durable vinyl plank flooring, a backflow preventer, and a check valve for added peace of mind. Outside, the large, private fenced yard provides an excellent space for entertaining and plenty of room to build your dream garage. The 10x10 shed offers additional storage for lawn equipment or outdoor toys. This home is perfect for first-time buyers, rental investors, or anyone looking to downsize from a larger home.

Built in 1981

## Essential Information

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Price	\$305,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,015
Acres	0.12
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5701 9 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1J4

### Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optics Available, Garbage Collection, Natural Gas Connected, Phone Available
Parking	Off Street, RV Access/Parking

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Jetted Tub
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), 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	Private Entrance, Private Yard
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Lot Description	Rectangular Lot, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	98
Zoning	R1 - Low Density Resident

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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