

# \$299,900 - 4803 5 Avenue, Edson

MLS® #A2199526

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.16 Acres

NONE, Edson, Alberta

Beautifully renovated 3-bedroom, 2-bathroom home, ideally located in the heart of Edson, just a short walk from shopping, restaurants, and downtown attractions. This home offers the perfect blend of urban convenience and modern comfort. The main floor features a new kitchen in 2023, thoughtfully designed with custom cabinets & countertops, new wiring, insulation, appliances, PEX plumbing lines, drywall, paint, trim, sinks, and fixtures. The spacious dining room is perfect for family meals and gatherings, while the bright living room provides ample space for relaxation. The main floor also includes two large bedrooms, each filled with natural light and generous closet space, along with a newly updated 4-piece bathroom showcasing contemporary finishes. The finished basement adds even more value to this home, with a new 3-piece bathroom featuring a double shower, a cozy family room for movie nights or relaxation, and a convenient laundry room with laundry sink and extra storage space. Additionally, the basement offers a workshop area with a door leading directly to the garage, ideal for DIY projects or extra storage. Over the past few years, this home has been extensively renovated, with all-new windows, kitchen, bathrooms, paint, trim, baseboards, drywall, insulation, light fixtures, and flooring, making it feel brand new inside and out. The exterior is equally impressive with a painted exterior in 2021, newer treated cedar decks at both the front and back, complete with durable



aluminum railings. The fenced yard offers privacy and security, ideal for children, pets, or outdoor entertaining. This home is move-in ready, offering the modern updates you desire in a convenient location. A comprehensive list of improvements is available upon request. Donâ€™t miss out on the opportunity to own this turn-key property!

Built in 1957

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2199526    |
| Price          | \$299,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,010       |
| Acres          | 0.16        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4803 5 Avenue     |
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1N8           |

**Amenities**

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 4                                                     |
| Parking        | Off Street, RV Access/Parking, Single Garage Attached |
| # of Garages   | 1                                                     |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Floor Furnace, Natural Gas                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full, Walk-Out                                                                      |

## Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                                                       |
| Lot Description   | Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Garden |
| Roof              | Asphalt Shingle                                                                                        |
| Construction      | Concrete, Stucco, Wood Frame                                                                           |
| Foundation        | Poured Concrete                                                                                        |

## Additional Information

|                |                            |
|----------------|----------------------------|
| Date Listed    | March 5th, 2025            |
| Days on Market | 73                         |
| Zoning         | R1-Low Density Residential |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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