

4605 7 Avenue  
Edson, Alberta

MLS # A2235235

# \$269,900



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	875 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1 - Low Density Resident
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** none

This 2-bedroom, 1-bathroom Bungalow with single detached garage is conveniently located close to schools and downtown Edson. The home features a bright eat in kitchen with two large windows, a spacious living room, two bedrooms and a 4pc bathroom. The basement is partially finished with A laundry room and open potential to develop a family room or additional bedroom. Outside you will find a large deck, fully fenced yard and sidewalk leading to the single garage with parking pad at the back.