

4233 7 Avenue
Edson, Alberta

MLS # A2237884



\$339,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	865 sq.ft.	Age:	1961 (64 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Gazebo, Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	22-53-17-W5
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Jetted Tub, Kitchen Island		

Inclusions: gazebo and gas firepit

This beautifully updated bungalow in a desirable and quiet East End location, is close to walking trails, schools and hospital. shingles, blown-in insulation 7 yrs ago, with a stunning kitchen with an abundance of solid hickory cabinets, a breakfast bar, and stainless steel built-in appliances—including a double oven! The main bathroom has a jacuzzi tub, and tons of room, basement washroom has stand up shower, 2 bedrooms and there's potential for an additional bedroom in the finished basement. Outside, enjoy the fully fenced and meticulously maintained yard with flowerbeds, a garden area, and a large 13x26 deck complete with a built-in 12x9 covered gazebo with curtains and a cozy gas firepit—perfect for relaxing or entertaining. A spacious 25x25 detached, Heated, insulated man-cave/garage offers loads of potential. with upper storage to put your seasonal items Back alley access and quick possession available make this gem even more appealing. Truly move-in ready and an absolute must-see—don't miss your chance to call this beautiful property home!