

4729 9 Avenue
Edson, Alberta

MLS # A2238589



\$315,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	715 sq.ft.	Age:	1943 (82 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Recta		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Laminate Counters, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

This super cute bungalow from 1943 is move-in ready! It underwent a major transformation in 2015 and now sits on a full concrete basement. The main floor features an open concept living area, complete with a large living room, a spacious kitchen with an eating area, and access to both the back deck and the basement. You'll also find the primary bedroom and a large 4-piece bathroom that includes an area for the laundry machines. In the basement, there's a versatile flex space perfect for a kids' play area or treadmill, as well as two additional bedrooms, a 3-piece bathroom with a storage area, and the utility room. The outdoor living space boasts a massive 15' x 25' deck that sits on pilings and is reinforced and hot tub ready, a fully fenced backyard with a firepit, and some flower beds. There is plenty of room for a man cave and the vehicles in the 24' x 32' heated garage, and there's a double concrete parking pad out front for additional parking. The backyard also accommodates RV parking via a double gate for easy access from the parking pad. Recent upgrades include new shingles, vinyl windows, insulation, drywall, furnace, water heater, lighting, kitchen cabinets, updated bathrooms, flooring, paint, a fence, and the garage, which was built in 2020 (two 12' x 8' overhead doors with openers, high ceiling, large electrical panel with welding plug, exhaust fan, concrete floor, insulated and drywalled) . Quick possession is available!