

5124 8 Avenue  
Edson, Alberta

MLS # A2248499



**\$224,000**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,305 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMHS
<b>Foundation:</b>	Block, Piling(s), Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	Shed		

Move-in ready 4 bedroom, 2 bathroom home on its own lot with a spacious addition and covered deck. Inside, you'll find a beautifully updated kitchen completed in 2022 with new countertops and cupboards, complemented by a 3-door refrigerator with water dispenser and ice maker(2024). A new furnace, installed in January 2025, is still under warranty, and the plumbing was upgraded in 2023. The exterior boasts updated siding added in June 2023, a deck built in July 2021, and windows replaced in 2021. New laminate flooring was also installed in 2021. An addition that includes a master bedroom, second bathroom, den, and a full laundry room with countertop and generous storage. The fully fenced yard offers privacy and includes a storage shed, and a charming firepit area, making it perfect for outdoor enjoyment. Ideally located close to schools, medical facilities, and shopping, this home is truly ready for you to move in and enjoy.