

4006 4 Avenue  
Edson, Alberta

MLS # A2250539



# \$285,000

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                              |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | Bungalow                          |               |                   |
| <b>Size:</b>     | 1,100 sq.ft.                      | <b>Age:</b>   | 1971 (55 yrs old) |
| <b>Beds:</b>     | 4                                 | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached            |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Front Yard |               |                   |

|                    |                          |                   |              |
|--------------------|--------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Laminate, Vinyl Plank    | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R1           |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -            |
| <b>Features:</b>   | See Remarks              |                   |              |

**Inclusions:** N/A

Welcome to this charming 4 bedroom, 2.5 bathroom bungalow located in the quiet, family-friendly east end of town. This home offers plenty of space for the whole family! The main level features updated flooring throughout, creating a fresh and modern feel. A bright and functional layout provides comfortable living spaces, while the lower level adds even more room for family and guests. Outside, you'll find a 22x26 detached garage, a fully fenced yard perfect for kids or pets, and plenty of room to enjoy outdoor living. Recent updates include new shingles in 2020, giving you peace of mind for years to come. Conveniently located close to the hospital and schools, this home combines comfort, functionality, and location.