

**5108 18 Avenue  
Edson, Alberta**

**MLS # A2260160**



# \$479,000

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Greenbelt, Irregular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	21-53-17-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, Pantry		

**Inclusions:** stand up freezer and refrigerator in laundry room

This beautifully upgraded raised bungalow offers a comfortable blend of space, functionality, and a fantastic location backing onto a scenic greenbelt, near schools and the Edson Multiplex. Built in 1999 and thoughtfully updated throughout, this home boasts 5 spacious bedrooms and 3 luxurious bathrooms. Inside, you'll find a bright, inviting layout with recent upgrades including fresh paint, modern trim, updated lighting, and stylish finishes. The kitchen is equipped with stainless steel appliances, a gorgeous under-mount sink, quartz countertops and ample prep space - perfect for family meals or entertaining. The primary bedroom features a walk-through closet and ensuite with a relaxing soaker tub. Both additional bathrooms have been upgraded with walk-in showers and contemporary details, including a handy main floor linen closet with a laundry chute. The fully finished basement offers 2 spacious bedrooms, family room, office area with 2 built in charging stations, laundry room with additional fridge and stand up freezer, a large pantry/storage area, and cozy in-floor heating for year-round comfort. Step outside to enjoy two brand-new decks with storage beneath, and a newly poured concrete driveway. Tons of extra room for storage, parking, and work space in the 24' x 30' heated detached garage (built in 2003). Notable exterior upgrades include James Hardie siding, newer shingles, several new windows, and two brand-new hot water tanks (2025). This move-in-ready home is perfect for growing families or anyone seeking thoughtful updates, practical space, and unbeatable convenience. Come take a look, you might just find everything you need, right where you need it!