



5743 9 Avenue
Edson, Alberta

MLS # A2202817



\$288,500

Division: Edson

Type: Residential/House

Style: Bungalow

Size: 996 sq.ft. **Age:** 1981 (45 yrs old)

Beds: 5 **Baths:** 2

Garage: Off Street

Lot Size: 0.11 Acre

Lot Feat: Back Yard

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 21-53-17-W5

Exterior: Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: n/A

This 5 bedroom family home has been very well maintained over the years. Located in family friendly Westhaven, close to schools. This home has a great floor plan with 3 bedrooms up, ideal for a family. Living room has gleaming hardwood floors and a large window allowing for plenty of natural light. Kitchen is well appointed with newer stainless steel appliances and white cabinets. The basement is home to two spacious bedrooms, a 3 PC bathroom and a huge recreation room. This home is deceptively spacious, not one square foot of wasted space. Upgrades include: shingles and siding, eavestrough, windows in 2022, hot water tank in 2021, Furnace (2009, new motherboard in 2025). Detached workshop/storage space offers plenty of storage options for all your toys.