

# \$299,900 - 5703 9 Avenue, Edson

MLS® #A2258983

## \$299,900

3 Bedroom, 2.00 Bathroom, 995 sqft

Residential on 0.11 Acres

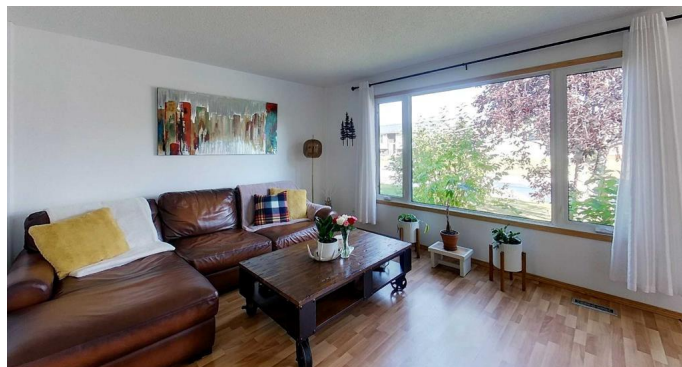
Edson, Edson, Alberta

Welcome to this charming and move-in ready 3-bedroom, 2-bathroom bungalow, offering plenty of room for a growing family! This home has seen many thoughtful updates over the years, including fresh paint, updated flooring, windows (2006), shingles (2019), garage shingles (2020), and custom cabinetry and closets throughout. The bright and inviting living room flows seamlessly into the kitchen, which showcases beautiful custom cabinets. The fully finished basement features a spacious family room with a cozy gas fireplace and vinyl flooring, perfect for gatherings or movie nights. Outside, enjoy backing onto a greenbelt with schools, parks, and amenities just minutes away. A heated 21.25 x 27.5 garage completes this picture-perfect property, making it an excellent place to call home.

Built in 1981

## Essential Information

MLS® #	A2258983
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	995
Acres	0.11
Year Built	1981
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5703 9 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E1J4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	September 20th, 2025
Zoning	R1

**Listing Details**

Listing Office                    ROYAL LEPAGE EDSON REAL ESTATE

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