

# \$464,900 - 4906 8 Avenue, Edson

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MLS® #A2259366

**\$464,900**

5 Bedroom, 4.00 Bathroom, 1,463 sqft  
Residential on 0.03 Acres

Edson, Edson, Alberta

Welcome home to this beautifully maintained, 1997 custom-built property, set on two generous lots. With 5 bedrooms and 4 bathrooms, including a private ensuite, there's plenty of space for family and guests alike.

Step inside to an inviting open-concept layout filled with natural light, designed for gathering, entertaining, and everyday living. The attached garage and workshop provide the perfect space for hobbies, projects, or extra storage. Comfort is key here, with efficient in-floor heating in basement and garage, powered by a boiler as well as forced air to keep the home warm and welcoming through every season.

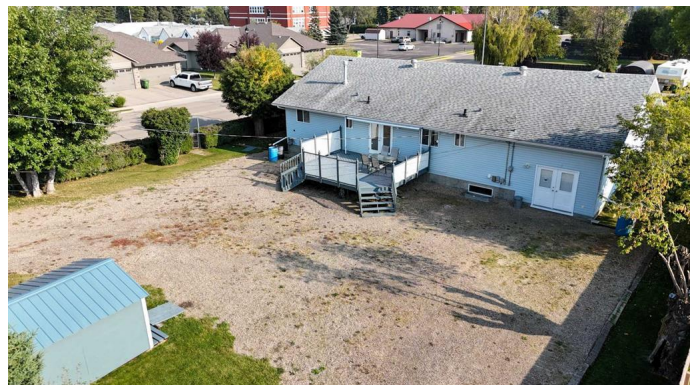
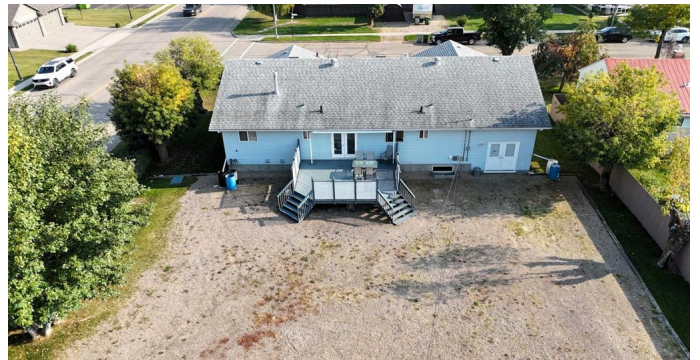
This home combines practicality with warmth, giving you the best of both worlds. Just minutes from all local amenities, schools, and shopping, it offers the convenience of town living while still giving you the space and privacy of a larger lot.

Whether you're raising a family, working from home, or simply looking for a place with room to grow, this property has everything you need and more.

Built in 1997

## Essential Information

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Price	\$464,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,463
Acres	0.03
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4906 8 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1K8

### Amenities

Parking Spaces	10
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Off Street, RV Access/Parking, Drive Through, Gravel Driveway, Workshop in Garage
# of Garages	3

### Interior

Interior Features	Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Other, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Lane, City Lot, Corner Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 23rd, 2025
Days on Market	1
Zoning	R1

**Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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