

\$335,000 - 5912 9 Avenue, Edson

MLS® #A2212966

\$335,000

4 Bedroom, 3.00 Bathroom, 1,334 sqft

Residential on 0.17 Acres

NONE, Edson, Alberta

This spacious and thoughtfully updated home is tucked away in a quiet cul-de-sac in a family-oriented neighborhood. Just steps from an outdoor skating rink and within walking distance to schools, parks, and a recreation center – the location couldn't be better for a growing family. The main floor features a bright open-concept layout with an upgraded kitchen (2007) including Corian countertops and modern cabinetry, an inviting dining area, and a cozy living room perfect for relaxing or entertaining. A 4-piece bath, large primary bedroom with 3-piece ensuite, and two additional bedrooms complete the main level. Downstairs, enjoy a warm and welcoming family room with a wood-burning fireplace, a games area, and an oversized bedroom with its own luxurious bathroom featuring a makeup vanity and two-person jetted tub. There's also a spacious laundry area, utility room with ample storage, and a cold room. Numerous upgrades include windows & doors (2007), shingles (2009), kitchen, flooring on main level, paint, furnace & hot water tank (2011), and so much more. Step outside to a beautifully landscaped, fully fenced yard with a large deck and natural gas BBQ hookup – perfect for summer gatherings. The double-detached garage built in 1994 offers in-floor heat (HW Tank), and there's plenty of room to park your RV in the driveway. This move-in-ready home offers comfort, space, and convenience in an unbeatable location!



Built in 1979

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2212966 |
| Price | \$335,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,334 |
| Acres | 0.17 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 5912 9 Avenue |
| Subdivision | NONE |
| City | Edson |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E 1J3 |

Amenities

| | |
|----------------|---|
| Utilities | Cable Available, Electricity Connected, Fiber Optics Available, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Jetted Tub, Open Floorplan, Storage |
| Appliances | Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard |
| Lot Description | Back Yard, Cul-De-Sac, Landscaped, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 2 |
| Zoning | R1 - Low Density Resident |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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