

# \$314,900 - 5014 9 Avenue, Edson

MLS® #A2195533

**\$314,900**

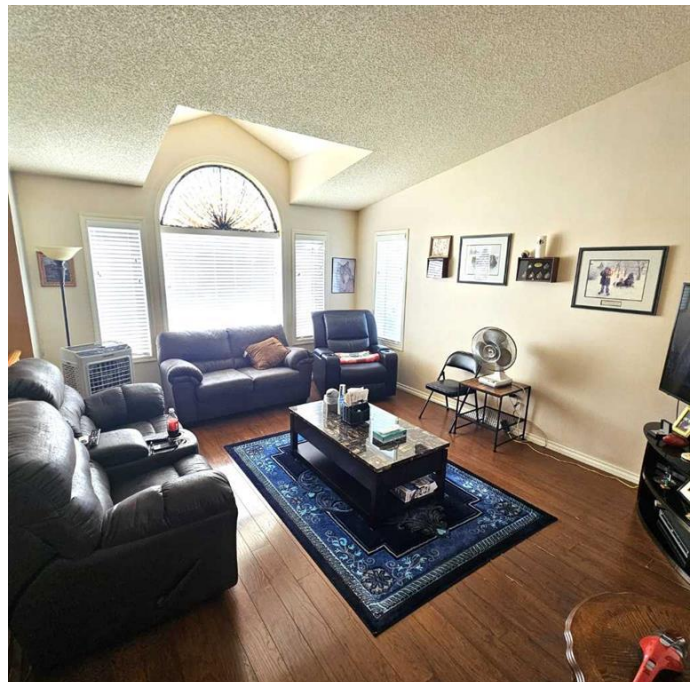
3 Bedroom, 2.00 Bathroom, 1,139 sqft  
Residential on 0.16 Acres

Edson, Edson, Alberta

Built in 1996, this spacious bi-level home offers 1,139 sq. ft. of living space on the main floor. The kitchen features plenty of oak cabinets, a pantry cupboard, and upgraded fridge and stove appliances. There is a dining area with patio doors that lead to the deck and a generously sized living room with a vaulted ceiling and large window that fills the space with natural light. Down the hall, you'll find the spacious primary suite complete with a 4-piece bathroom, as well as two other good-sized bedrooms and a 4-piece main bathroom. The partially finished basement is roughed in to accommodate two bedrooms and a bathroom on one side, while the other side features a massive family room, along with a laundry/utility room. The perimeter walls are completed with drywall and electrical work; the rest awaits your finishing touches. Outside, the property includes a nice yard that is partially fenced, a large storage shed, and a metal carport (10' x 20') with parking access off the alley. There is also plenty of room to build a garage with Town approval. The shingles were redone five years ago, the water heater was replaced April 2025 and the back deck is being replaced. This home is ideally located just off Main Street and is a short walk to the Medical Centre, as well as shops and restaurants.

Built in 1996

## Essential Information



MLS® #	A2195533
Price	\$314,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,139
Acres	0.16
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5014 9 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1E8

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Alley Access, Off Street

### **Interior**

Interior Features	Laminate Counters, Storage, Track Lighting, Vaulted Ceiling(s), French Door, High Ceilings, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings, Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features Lighting, Rain Gutters, Storage  
Lot Description Front Yard, Lawn, Level, Maintenance Landscape, Large  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

**Additional Information**

Date Listed February 18th, 2025  
Days on Market 62  
Zoning R1

**Listing Details**

Listing Office ROYAL LEPAGE EDSON REALTY



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