

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

MLS® #A2195533

**\$314,900**

3 Bedroom, 2.00 Bathroom, 1,139 sqft

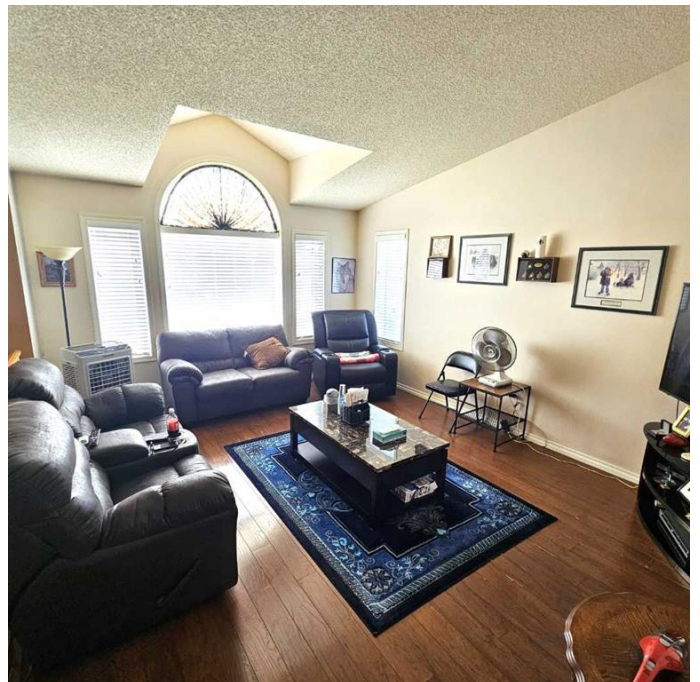
Residential on 0.16 Acres

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 | 79                  |
| Zoning         | R1                  |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | ROYAL LEPAGE EDSON REALTY |
|----------------|---------------------------|

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