

# \$319,900 - 5743 9 Avenue, Edson

MLS® #A2202817

**\$319,900**

5 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.11 Acres

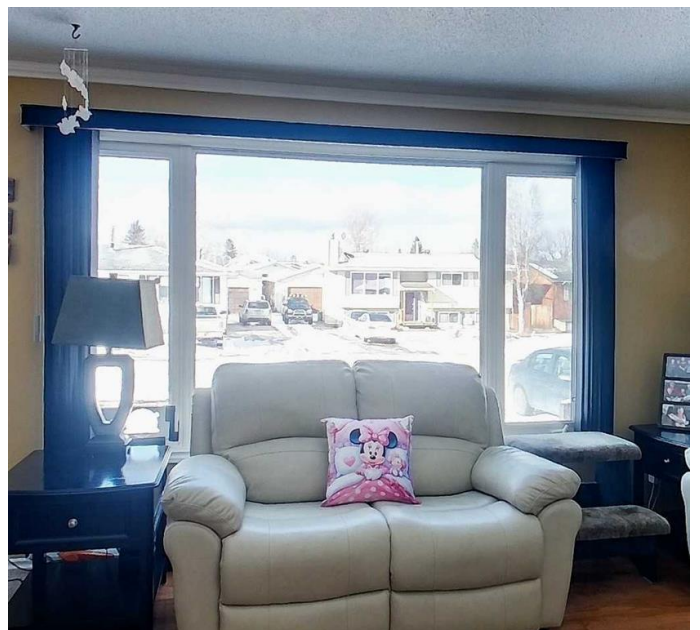
Edson, Edson, Alberta

This 5 bedroom family home has been very well maintained over the years. Located in family friendly Westhaven, close to schools. This home has a great floor plan with 3 bedrooms up, ideal for a family. Living room has gleaming hardwood floors and a large window allowing for plenty of natural light. Kitchen is well appointed with newer stainless steel appliances and white cabinets. The basement is home to two spacious bedrooms, a 3 PC bathroom and a huge recreation room. This home is deceptively spacious, not one square foot of wasted space. Upgrades include: shingles and siding, eavestrough, windows in 2022, hot water tank in 2021, Furnace (2009, new motherboard in 2025). Detached workshop/storage space offers plenty of storage options for all your toys.

Built in 1981

## Essential Information

MLS® #	A2202817
Price	\$319,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	996
Acres	0.11
Year Built	1981
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5743 9 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E1J3

### Amenities

Parking Spaces	2
Parking	Off Street
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 20th, 2025
Days on Market	50
Zoning	R1-B

### Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.