

# \$529,900 - 5226 18 Avenue, Edson

MLS® #A2245342

**\$529,900**

4 Bedroom, 3.00 Bathroom, 1,366 sqft

Residential on 0.19 Acres

NONE, Edson, Alberta

This beautifully updated 4-bedroom home offers a spacious open-concept layout with elegant hardwood and ceramic tile flooring, complemented by a cozy corner gas fireplace. The bright, modern kitchen features new countertops, a stylish backsplash, and stainless steel appliances. The primary bedroom includes a striking feature wall and a brand new 4-piece ensuite with granite countertops. The fully finished basement adds even more living space with a generous family room, an Oilers-themed wet bar, a 4th bedroom, a 3-piece bathroom, and a large laundry/storage area. A double attached garage with RV parking pad complete the package. Extensive recent upgrades—over \$80,000 invested in the past year—include new paint, flooring, fixtures, a brand new roof, high-efficiency furnace, and hot water tank. Outside, enjoy the large covered deck overlooking a beautifully treed greenbelt lot, complete with a large shed, firepit area, and nearby walking trail. Immaculately maintained, located near schools, and available for quick possession—this home is move-in ready and an absolute must-see.

Built in 1990

## Essential Information

MLS® #                   A2245342

Price                     \$529,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,366       |
| Acres          | 0.19        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5226 18 Avenue    |
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1G9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, Open Floorplan                 |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Gas                                                                 |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Fire Pit                                            |
| Lot Description   | Backs on to Park/Green Space, Many Trees, Greenbelt |
| Roof              | Asphalt Shingle                                     |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 20               |
| Zoning         | R1B              |

**Listing Details**

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

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