

# \$229,000 - 4822 18 Avenue, Edson

MLS® #A2247841

## \$229,000

3 Bedroom, 1.00 Bathroom, 1,384 sqft  
Residential on 0.18 Acres

Edson, Edson, Alberta

Great Location! This tidy 3 bedroom home is located walking distance from schools and the leisure centre. Recent professional structural upgrades including interior weeping tile added, foundation repair were completed to offer long-term stability. Fresh paint inside and out, and landscaping. This home has plenty of potential, including possible redevelopment with municipal approval. Located on two lots with back alley access. Off street parking in the rear of the home.

Built in 1970

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2247841      |
| Price          | \$229,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,384         |
| Acres          | 0.18          |
| Year Built     | 1970          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4822 18 Avenue |
| Subdivision | Edson          |



|             |                   |
|-------------|-------------------|
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E1G6            |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | See Remarks                                          |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator |
| Heating           | Forced Air                                           |
| Cooling           | None                                                 |
| Fireplace         | Yes                                                  |
| # of Fireplaces   | 1                                                    |
| Fireplaces        | Electric                                             |
| Has Basement      | Yes                                                  |
| Basement          | Finished, See Remarks, Walk-Up To Grade              |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Lane             |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete, Wood |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 8                 |
| Zoning         | R1B               |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.