

## \$269,900 - 4219 7 Ave., Edson

MLS® #E4431994

**\$269,900**

5 Bedroom, 2.00 Bathroom, 1,020 sqft

Single Family on 0.00 Acres

Edson, Edson, AB

Five Bedroom, Two Bathroom Bungalow in Edson's Mature, Desirable, Quiet East End Neighbourhood Near the Greenbelt/Trees and the Town's Walking Trails! This is a Great Starter Home or Investment Property at an Affordable Price! Main Floor Includes: Three Bedrooms, a Full Bathroom, a Galley Kitchen With a Gas Stove, a Large Dining Area, a Large Bright Living Room, Many Windows for Natural Lighting, Access Doors to the Front and Back of The Home. Developed Basement Includes a Huge Family Room, Two More Bedrooms, A Three Piece Bathroom With a Shower, a Den, a Utility Room With Laundry & A Huge Sink, a New Trane High Efficiency Furnace, and a Storage Room With Shelving. This Property Has a Huge 8400 Sq. Ft. Lot With a Massive, Fenced Backyard, A Car Port, Back Alley Access With an Entry Gate to The Yard and Flower Beds. This Property is Close to Schools, New Hospital, Amenities/Shopping, With The Town's Walking Trails Right Out the Door. Great Property for an Affordable Price!

Built in 1961

### Essential Information

MLS® # E4431994

Price \$269,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,020                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 4219 7 Ave. |
| Area        | Edson       |
| Subdivision | Edson       |
| City        | Edson       |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T7E 1A6     |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Single Carport                  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Mary Bergeron, Vanier   |
| Middle     | Pine Grove, Vanier      |
| High       | Parkland, Holy Redeemer |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 79               |
| Zoning         | Zone 70          |

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Listing information last updated on July 7th, 2025 at 6:02am MDT