

**4805 17 Avenue
Edson, Alberta**

MLS # A2240116

\$159,500



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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 748 sq.ft. | Age: | 1955 (71 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, L | | |

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|--------------------|-------------------------|-------------------|---------------------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | 21-53-17-W5 |
| Exterior: | Wood Frame | Zoning: | R1 - Low Density Resident |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Storage | | |
| Inclusions: | None | | |

Charming and well-maintained 2-bedroom home located in a great family-friendly neighborhood! Featuring an eat-in kitchen, spacious living room, 4-piece bathroom, and a large rear entry area that offers extra versatility as a den or home office and includes convenient main-floor laundry. Upgrades completed over the years include windows, stucco, and bathroom fixtures, all thoughtfully chosen to reflect the character of the time. The hot water tank and shingles are approximately 10 years old, and the garage was lifted with a concrete floor poured to improve function and longevity. Enjoy a private yard with mature trees and plenty of space for kids to play. Ideally located close to two schools, the recreation center, and scenic town walking trails – this home is perfect for a young family or downsizer looking for comfort and convenience!