

**5124 8 Avenue
Edson, Alberta**

MLS # A2248499

\$224,000



Division:	Edson		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,305 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMHS
Foundation:	Block, Piling(s), Wood	Utilities:	-
Features:	See Remarks		
Inclusions:	Shed		

Move-in ready 4 bedroom, 2 bathroom home on its own lot with a spacious addition and covered deck. Inside, you'll find a beautifully updated kitchen completed in 2022 with new countertops and cupboards, complemented by a 3-door refrigerator with water dispenser and ice maker(2024). A new furnace, installed in January 2025, is still under warranty, and the plumbing was upgraded in 2023. The exterior boasts updated siding added in June 2023, a deck built in July 2021, and windows replaced in 2021. New laminate flooring was also installed in 2021. An addition that includes a master bedroom, second bathroom, den, and a full laundry room with countertop and generous storage. The fully fenced yard offers privacy and includes a storage shed, and a charming firepit area, making it perfect for outdoor enjoyment. Ideally located close to schools, medical facilities, and shopping, this home is truly ready for you to move in and enjoy.