

**4725 5 AVE
Edson, Alberta**

MLS # A2268357



\$234,900

Division: NONE

Type: Residential/House

Style: Bungalow

Size: 1,220 sq.ft. **Age:** 1952 (74 yrs old)

Beds: 4 **Baths:** 1 full / 1 half

Garage: Double Garage Detached

Lot Size: 0.16 Acre

Lot Feat: Back Lane, Back Yard

Heating: Forced Air, Natural Gas

Water: -

Floors: Laminate, Linoleum

Sewer: -

Roof: Metal

Condo Fee: -

Basement: Crawl Space

LLD: -

Exterior: Wood Frame

Zoning: R-1B

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: none

Centrally located within walking distance to all amenities. 1220 square foot bungalow, four bedrooms, one and a half bathrooms and access to the attic (via ladders) to a large storage area, possibility of developing the space into a loft if desired. Recently had new flooring throughout the home (less the hallway) newer windows (10yrs) and newer furnace and hot water tank within 7 years. Double detached garage is 22x26. Good size deck and fenced yard. Back alley access! Great home for the first time home buyer or add to your rental portfolio. Some material available for a couple of unfinished projects. Very affordable property for first time home owners or add to your investment portfolio.