

**5101 7th Avenue  
Edson, Alberta****MLS # A2268512****\$269,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,303 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Private, Rectangular Lot		

**Heating:** Floor Furnace, Forced Air, Natural Gas**Floors:** Hardwood, Vinyl Plank**Roof:** Asphalt Shingle**Basement:** Partial**Exterior:** Wood Frame**Foundation:** Poured Concrete**Features:** Natural Woodwork, No Smoking Home**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R1 - Low Density Resident**Utilities:** -**Inclusions:** none

Step back in time without sacrificing modern comfort! This quaint 3-bedroom, 2-bathroom home, originally built in 1912, beautifully blends historic character with stylish updates. From the moment you step inside, you'll appreciate some original hardwood floors and the unique staircase banister that reflect the craftsmanship of a bygone era. The modernized kitchen and bathrooms along with new vinyl plank flooring on the main floor bring fresh function and comfort while complementing the home's vintage appeal. With new shingles installed in 2020, this charming property is move-in ready and full of warmth and personality—a perfect combination of timeless charm and contemporary living.