

**4621 5 Avenue
Edson, Alberta****MLS # A2274565****\$255,000**

Division:	Edson		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,144 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	1
Garage:	Alley Access, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air, Natural Gas**Water:** -**Floors:** Carpet, Laminate, Vinyl Plank, Wood**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Crawl Space**LLD:** -**Exterior:** Stucco, Wood Frame**Zoning:** R1**Foundation:** Poured Concrete**Utilities:** -**Features:** See Remarks**Inclusions:** N/A

Welcome to this charming one-and-a-half-story home offering four bedrooms and a beautifully updated bathroom. This move-in-ready property features a private deck ideal for relaxing or entertaining, along with a fenced yard for added privacy. With convenient back-alley access, this home seamlessly blends classic charm with modern comfort. Don't miss the chance to make this inviting property your new home!