

# \$385,900 - 4730 9 Avenue, Edson

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MLS® #A2227129

**\$385,900**

5 Bedroom, 3.00 Bathroom, 1,079 sqft  
Residential on 0.16 Acres

NONE, Edson, Alberta

This spacious 5-bedroom family home is perfectly located near schools, playgrounds, and beautiful walking trailsâ€”making it an ideal choice for families seeking both comfort and convenience.

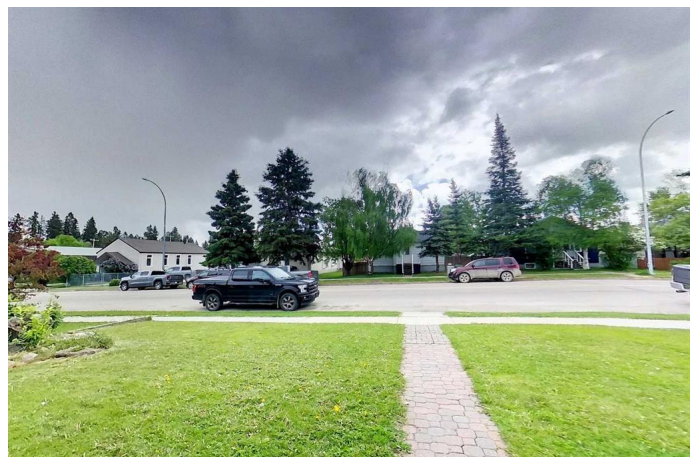
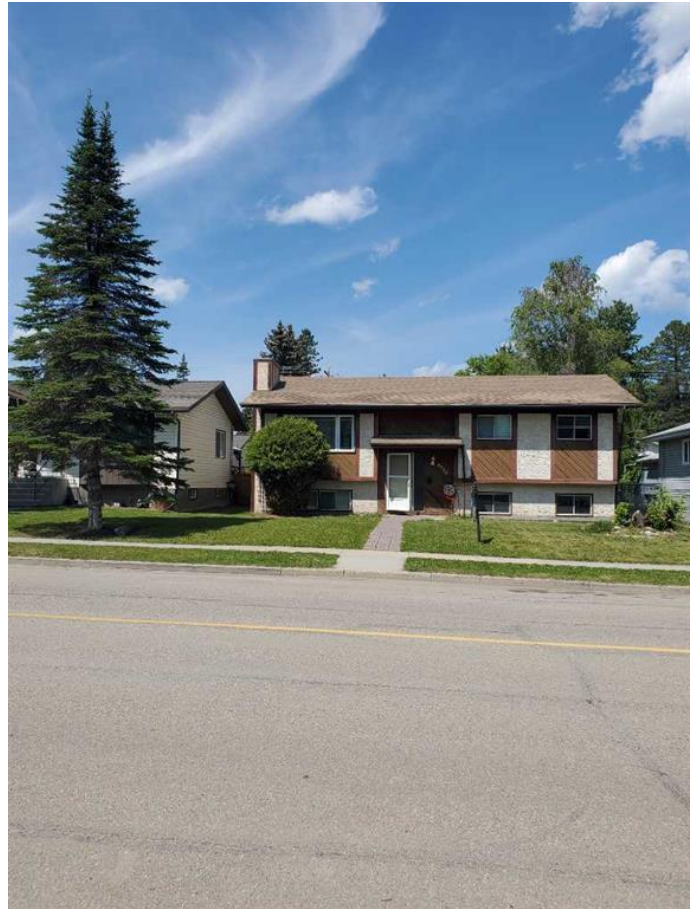
The main floor features a custom oak kitchen with a dedicated dining area and patio doors leading to a large back deckâ€”perfect for outdoor entertaining. A spacious living room provides a cozy gathering space, while the primary bedroom includes a private 2-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the main level.

The walk-out basement is fully finished with a mother-in-law suite, featuring its own kitchen, two bedrooms, a 4-piece bathroom, a generous family/games room, laundry area, and storage spaceâ€”ideal for extended family or extra income opportunities.

Enjoy upgraded flooring throughout with no carpet, ensuring easy maintenance and a modern touch. Outside, the fully fenced backyard offers plenty of room for kids and pets to play safely.

The detached 24' x 26' garage is insulated, providing the perfect workspace or extra storage. Back alley access allows for plenty of off-street parking.

This move-in-ready home has everything your



family needs.

Built in 1983

### Essential Information

MLS® #	A2227129
Price	\$385,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,079
Acres	0.16
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4730 9 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1E3

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	4

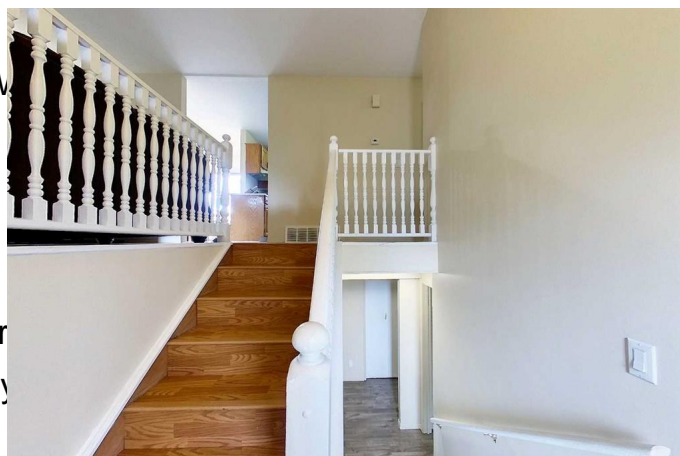
### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, V
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yar
Lot Description	Back Lane, Back Yard, City Lighting, Treed
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete



## Additional Information

Date Listed	June 2nd, 2025
Days on Market	31
Zoning	R-1B

## Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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