

# \$299,900 - 5703 9 Avenue, Edson

MLS® #A2258983

**\$299,900**

3 Bedroom, 2.00 Bathroom, 995 sqft

Residential on 0.11 Acres

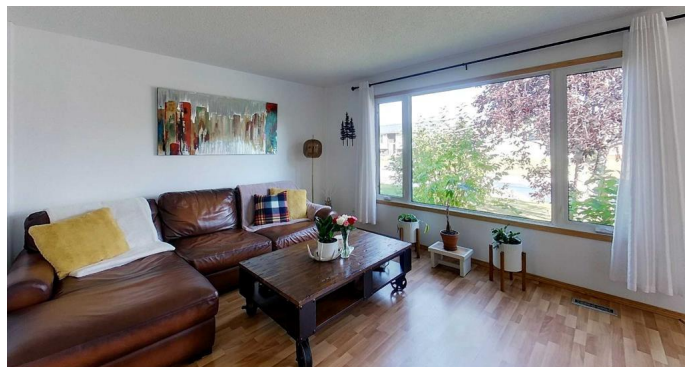
Edson, Edson, Alberta

Welcome to this charming and move-in ready 3-bedroom, 2-bathroom bungalow, offering plenty of room for a growing family! This home has seen many thoughtful updates over the years including: lighting, dishwasher(2024), stove (2024), new paint upstairs (October 2023), updated flooring, windows (2006), shingles (2019), back flow valve, and custom closets throughout. The bright and inviting living room flows seamlessly into the kitchen, which showcases beautiful custom cabinets. The fully finished basement features a spacious family room with a cozy gas fireplace and vinyl flooring, perfect for gatherings or movie nights. Outside, enjoy backing onto a greenbelt with schools, parks, and amenities just minutes away. A heated 21.25 x 27.5 garage completes this picture-perfect property. The garage has also seen numerous updates including bluetooth stereo system, lighting, 220V plug, sump pump and shingles (2020). This is an excellent place to call home at an affordable price.

Built in 1981

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2258983  |
| Price      | \$299,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 995         |
| Acres          | 0.11        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 5703 9 Avenue     |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E1J4            |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Double Garage Detached, Heated Garage |
| # of Garages   | 2                                     |

### **Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | See Remarks                                                               |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas                                                                       |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### **Exterior**

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Other                                         |
| Lot Description   | Backs on to Park/Green Space, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Stucco                                        |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 31                   |
| Zoning         | R1                   |

## Listing Details

Listing Office      ROYAL LEPAGE EDSON REAL ESTATE

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