

# \$335,000 - 5912 9 Avenue, Edson

MLS® #A2212966

**\$335,000**

4 Bedroom, 3.00 Bathroom, 1,334 sqft

Residential on 0.17 Acres

NONE, Edson, Alberta

This spacious and thoughtfully updated home is tucked away in a quiet cul-de-sac in a family-oriented neighborhood. Just steps from an outdoor skating rink and within walking distance to schools, parks, and a recreation center – the location couldn't be better for a growing family. The main floor features a bright open-concept layout with an upgraded kitchen (2007) including Corian countertops and modern cabinetry, an inviting dining area, and a cozy living room perfect for relaxing or entertaining. A 4-piece bath, large primary bedroom with 3-piece ensuite, and two additional bedrooms complete the main level. Downstairs, enjoy a warm and welcoming family room with a wood-burning fireplace, a games area, and an oversized bedroom with its own luxurious bathroom featuring a makeup vanity and two-person jetted tub. There's also a spacious laundry area, utility room with ample storage, and a cold room. Numerous upgrades include windows & doors (2007), shingles (2009), kitchen, flooring on main level, paint, furnace & hot water tank (2011), and so much more. Step outside to a beautifully landscaped, fully fenced yard with a large deck and natural gas BBQ hookup – perfect for summer gatherings. The double-detached garage built in 1994 offers in-floor heat (HW Tank), and there's plenty of room to park your RV in the driveway. This move-in-ready home offers comfort, space, and convenience in an unbeatable location!



Built in 1979

## Essential Information

MLS® #	A2212966
Price	\$335,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,334
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5912 9 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1J3

## Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optics Available, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Open Floorplan, Storage
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	1
Zoning	R1 - Low Density Resident

## Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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