

## \$269,900 - 4219 7 Ave., Edson

MLS® #E4431994

**\$269,900**

5 Bedroom, 2.00 Bathroom, 1,020 sqft

Single Family on 0.00 Acres

Edson, Edson, AB

Five Bedroom, Two Bathroom Bungalow in Edson's Mature, Desirable, Quiet East End Neighbourhood Near the Greenbelt/Trees and the Town's Walking Trails! This is a Great Starter Home or Investment Property at an Affordable Price! Main Floor Includes: Three Bedrooms, a Full Bathroom, a Galley Kitchen With a Gas Stove, a Large Dining Area, a Large Bright Living Room, Many Windows for Natural Lighting, Access Doors to the Front and Back of The Home. Developed Basement Includes a Huge Family Room, Two More Bedrooms, A Three Piece Bathroom With a Shower, a Den, a Utility Room With Laundry & A Huge Sink, a New Trane High Efficiency Furnace, and a Storage Room With Shelving. This Property Has a Huge 8400 Sq. Ft. Lot With a Massive, Fenced Backyard, A Car Port, Back Alley Access With an Entry Gate to The Yard and Flower Beds. This Property is Close to Schools, New Hospital, Amenities/Shopping, With The Town's Walking Trails Right Out the Door. Great Property for an Affordable Price!

Built in 1961

### Essential Information

MLS® # E4431994

Price \$269,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4219 7 Ave.
Area	Edson
Subdivision	Edson
City	Edson
County	ALBERTA
Province	AB
Postal Code	T7E 1A6

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Single Carport

### Interior

Appliances	Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Mary Bergeron, Vanier
Middle	Pine Grove, Vanier
High	Parkland, Holy Redeemer

### **Additional Information**

Date Listed	April 19th, 2025
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Days on Market	60
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Zoning	Zone 70
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Listing information last updated on June 18th, 2025 at 11:32am MDT