

\$299,900 - 5703 9 Avenue, Edson

MLS® #A2258983

\$299,900

3 Bedroom, 2.00 Bathroom, 995 sqft

Residential on 0.11 Acres

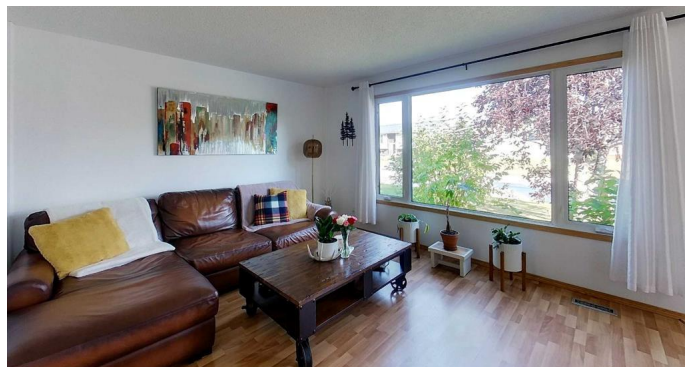
Edson, Edson, Alberta

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	1
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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