

# \$420,000 - 4819 17 Avenue, Edson

MLS® #A2193165

**\$420,000**

5 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.09 Acres

NONE, Edson, Alberta

Bi-level style home built in 2021 that is conveniently located near three schools. It has spacious living that has 3 bedrooms upstairs and two downstairs. Two full baths and an open kitchen and dining room for a great space for family gatherings. Finished basement with a recreation room and plumbing to add a bar and separate laundry room. The yard is fenced with a new deck and pergola for entertaining and enjoying the weather. Also the storage under the front deck perfect for out of sight garbage bins, lawn equipment and seasonal items.

Built in 2021

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2193165    |
| Price          | \$420,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 972         |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 4819 17 Avenue    |
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E1G4            |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 3                                      |
| Parking        | Gravel Driveway, Off Street, On Street |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, See Remarks                                  |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Natural Gas, Central   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard, Garden               |
| Lot Description   | Back Yard, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                    |
| Construction      | Wood Frame                         |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 100                |
| Zoning         | 2                  |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Seller Direct Real Estate |
|----------------|---------------------------|

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