

# \$219,900 - 5505 13 Ave, Edson

MLS® #A2200932

**\$219,900**

3 Bedroom, 2.00 Bathroom, 1,777 sqft

Residential on 0.15 Acres

Edson, Edson, Alberta

Great family home close to schools, parks and walking trails. Spacious entry with hall closet greets you as you walk in from cover front porch. Large living room with bay window and stone wood burning fireplace opens to the eat in kitchen. Kitchen has lots of cupboards for storage with an island and counter tops for work spaces. Large windows allow a ton of natural light to flood the home. Just off the kitchen is the family room with garden doors to back yard and a half bathroom conveniently located. Upstairs has the primary bedroom with direct access to main bathroom and two additional bedrooms. The unfinished basement with a roughed in bathroom gives the opportunity to more living space. The attached single garage completes the home.

Built in 1979

## Essential Information

MLS® #	A2200932
Price	\$219,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,777
Acres	0.15
Year Built	1979
Type	Residential



Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	5505 13 Ave
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1H7

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Bathroom Rough-in, French Door
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	55
Zoning	R-1B

**Listing Details**

Listing Office                      ROYAL LEPAGE EDSON REAL ESTATE

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