

# \$299,900 - 5522 13 Avenue, Edson

MLS® #A2201865

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,271 sqft

Residential on 0.17 Acres

Edson, Edson, Alberta

Great family home! Great location! This home is close to convenience store, schools and Edson's extensive walking trail system. Four nice sized bedrooms and two bathrooms make it a great home for a family. Wood burning fireplace in the living room on the main floor and also one in the recreation room in the basement will help keep the chill off in the winter months. Home has a spacious backyard and a carport to keep your vehicle out of the elements. Property has been well maintained over the years including shingles done in October 2024 and furnace and hot water tank approximately 8 years ago.

Built in 1978

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2201865    |
| Price          | \$299,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,271       |
| Acres          | 0.17        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5522 13 Avenue    |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E1H7            |

## Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 2       |
| Parking        | Carport |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Refrigerator, Dryer, Stove(s), Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Wood Burning                                      |
| Has Basement      | Yes   |
| Basement          | Finished, Full                                    |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 105              |
| Zoning         | R-1B             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

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