

\$385,900 - 4730 9 Avenue, Edson

MLS® #A2227129

\$385,900

5 Bedroom, 3.00 Bathroom, 1,079 sqft
Residential on 0.16 Acres

NONE, Edson, Alberta

This spacious 5-bedroom family home is perfectly located near schools, playgrounds, and beautiful walking trailsâ€”making it an ideal choice for families seeking both comfort and convenience.

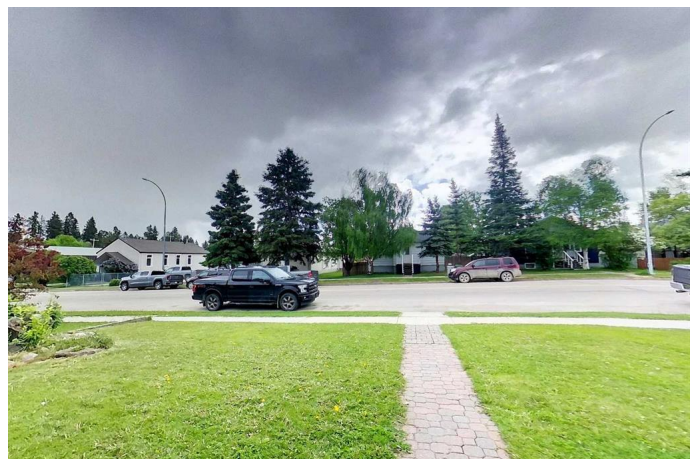
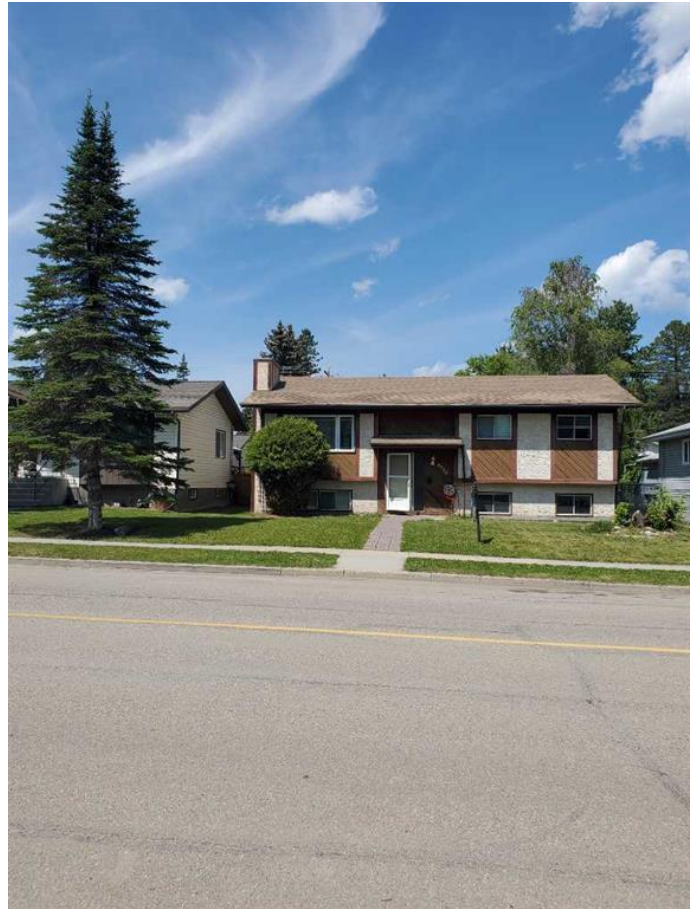
The main floor features a custom oak kitchen with a dedicated dining area and patio doors leading to a large back deckâ€”perfect for outdoor entertaining. A spacious living room provides a cozy gathering space, while the primary bedroom includes a private 2-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the main level.

The walk-out basement is fully finished with a mother-in-law suite, featuring its own kitchen, two bedrooms, a 4-piece bathroom, a generous family/games room, laundry area, and storage spaceâ€”ideal for extended family or extra income opportunities.

Enjoy upgraded flooring throughout with no carpet, ensuring easy maintenance and a modern touch. Outside, the fully fenced backyard offers plenty of room for kids and pets to play safely.

The detached 24' x 26' garage is insulated, providing the perfect workspace or extra storage. Back alley access allows for plenty of off-street parking.

This move-in-ready home has everything your



family needs.

Built in 1983

Essential Information

MLS® #	A2227129
Price	\$385,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,079
Acres	0.16
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4730 9 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1E3

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	4

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

of Fireplaces 1
Fireplaces Brick Facing, Family Room, V
Has Basement Yes
Basement Exterior Entry, Finished, Full



Exterior

Exterior Features Private Entrance, Private Yar
Lot Description Back Lane, Back Yard, City
Lighting, Treed
Roof Asphalt Shingle
Construction Concrete
Foundation Poured Concrete

Additional Information

Date Listed June 2nd, 2025
Days on Market 21
Zoning R-1B

Listing Details

Listing Office CENTURY 21 TWIN REALTY

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