

# \$269,900 - 5129 6 Avenue, Edson

MLS® #A2198255

## \$269,900

6 Bedroom, 2.00 Bathroom, 1,968 sqft

Residential on 0.16 Acres

Edson, Edson, Alberta

Character home. 6 bedrooms one and three quarter storey home. Centrally located within walking distance to downtown and shopping, walking trails, schools, dog park and the list goes on! This spacious home has a total of 1936 square feet of living space as well as another 350 square feet of unfinished basement which houses the laundry and utility room. Recent upgrades are roof 2 years old, some new windows, weeping installation, reinsulating of ceiling and walls in the 3 eat facing bedrooms and den, the shower was also replaced. Sit and relax on the Front Veranda in the evening sun. Single oversized detached garage is 24 x 16. Parking for at least 2 vehicles in the back and on street parking also. Yard is fully fenced. Back Alley.

Built in 1943

### Essential Information

MLS® #	A2198255
Price	\$269,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,968
Acres	0.16
Year Built	1943
Type	Residential
Sub-Type	Detached



Style	1 and Half Storey
Status	Active

### Community Information

Address	5129 6 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1T5

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None, Other
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 1st, 2025
Days on Market	67
Zoning	R1 - Low Density Resident

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.