

\$375,000 - 4730 9 Avenue, Edson

MLS® #A2227129

\$375,000

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 trails—making it an ideal choice for families seeking both comfort and convenience.

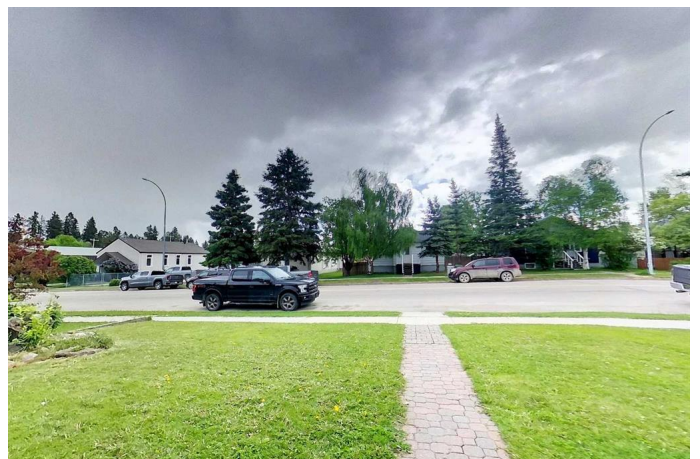
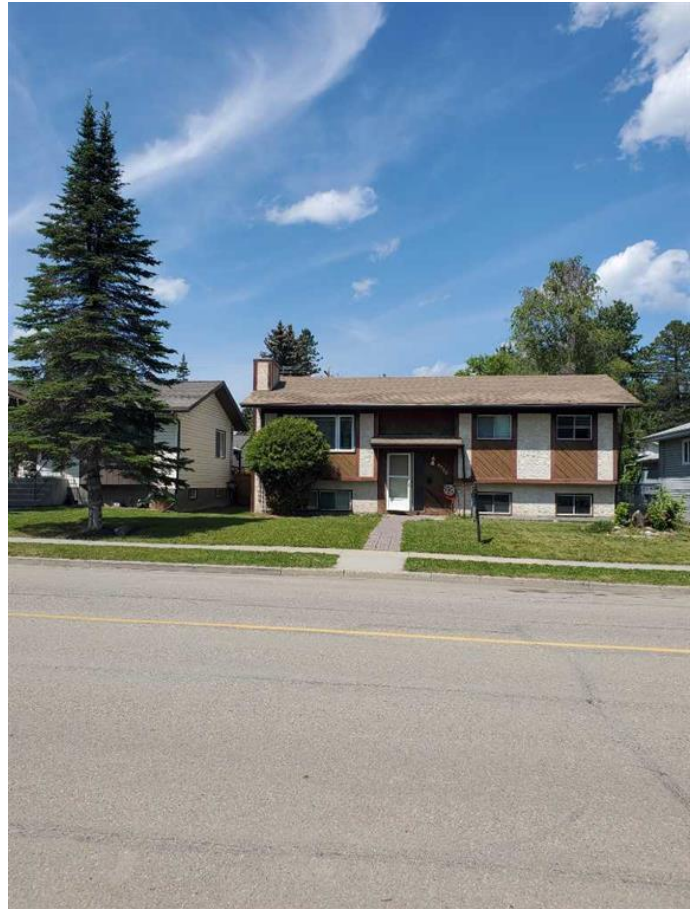
The main floor features a custom oak kitchen with a dedicated dining area and patio doors leading to a large back deck—perfect for outdoor entertaining. A spacious living room provides a cozy gathering space, while the primary bedroom includes a private 2-piece ensuite. Two additional bedrooms and a 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 space—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	\$375,000
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

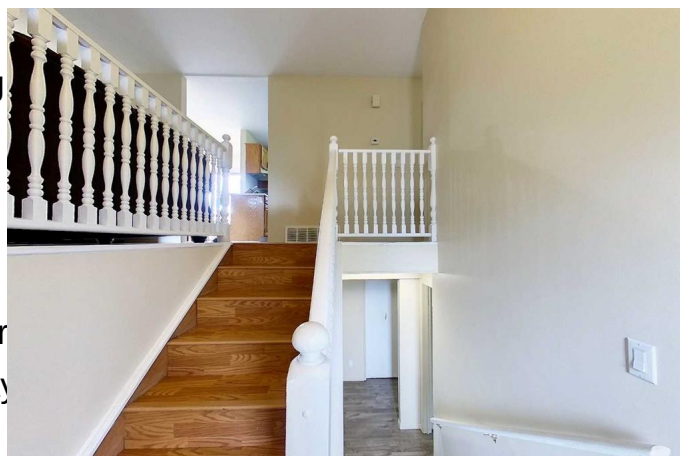
Interior

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

# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

Exterior

Exterior Features	Private Entrance, Private Yard
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	84
Zoning	R-1B

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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