

# \$359,900 - 4902 17 Avenue, Edson

MLS® #A2198420

**\$359,900**

4 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.18 Acres

Edson, Edson, Alberta

This well-maintained, upgraded bi-level offers 1,165 sq. ft. of living space on the main floor, along with a fully developed basement. On the main floor, you'll find a spacious living room featuring a picture window with a view of the front yard. The dining room has patio doors that lead to the back deck, and the custom kitchen boasts plenty of oak cabinets, including a pantry cupboard, as well as upgraded appliances (fridge, stove, dishwasher, and a microwave/convection/air fryer combo). An added bonus is the back door entrance from the deck, complete with a closet. The main floor also includes a 4-piece bathroom, a generously sized primary bedroom with a 2-piece ensuite, and a spacious second bedroom. The finished basement provides additional space for family or guests, featuring two more bedrooms (one with a walk-in closet), a huge family room with a TV area with a wood stove (as is) and a games area, a utility/laundry room, along with a 3-piece bathroom. The 24' x 24' detached heated garage includes a 220 outlet, an air compressor, and a 15' x 23' workshop addition with a concrete floor. It is insulated, drywalled, and has a wide door for easy loading of projects. Recent upgrades include a new water heater (March, 2025), 30-year shingles (installed in 2016) on both the house and garage, spray-net exterior paint on the house siding (with a 15-year warranty), brick-look concrete on the lower portion of the home's front, concrete board around the



sides and back, and a covered deck with composite decking. Enjoy the outdoors on the covered back deck, which features great enclosed storage space underneath, complete with a wood chute for filling the wood box for the wood stove. This wonderful home is situated on a corner lot, offering ample yard space. The backyard is partially fenced with chain link, includes a serviced RV parking spot (32â€™ fits), a parking pad off the alley, a shed, and a lawn area for kids and pets to play. Ideally located with four schools, the Leisure Centre, and access to walking trails within a few blocks. This home is move-in ready, and quick possession is possible. Make this your home sweet home today!

Built in 1982

**Essential Information**

MLS® #	A2198420
Price	\$359,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,165
Acres	0.18
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	4902 17 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta

Postal Code T7E 1G4

### **Amenities**

Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Phone Connected, Sewer Connected, Water Connected

Parking Spaces 7

Parking Additional Parking, Alley Access, Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Off Street, Parking Pad, Plug-In, RV Access/Parking, Workshop in Garage

# of Garages 2

### **Interior**

Interior Features Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Track Lighting, Vinyl Windows, Wood Windows

Appliances Dishwasher, Dryer, Garage Control(s), Garburator, Gas Water Heater, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Family Room, Free Standing, Wood Burning

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Lighting, Rain Barrel/Cistern(s), Rain Gutters, RV Hookup, Storage

Lot Description Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Wood Frame

Foundation Wood

### **Additional Information**

Date Listed March 2nd, 2025

Days on Market 108

Zoning R1

**Listing Details**

Listing Office                    ROYAL LEPAGE EDSON REAL ESTATE

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