

\$357,000 - 4353 10 Avenue, Edson

MLS® #A2245016

\$357,000

4 Bedroom, 2.00 Bathroom, 1,091 sqft

Residential on 0.17 Acres

NONE, Edson, Alberta

Well maintained East end beauty in the perfect location just steps away from schools and walking/biking trails! This beautifully updated bungalow has a 26x24 heated garage with paved front driveway & paved back driveway/alley access! So many updates!! This home has been fully painted inside in neutral tones (except bsmt bath), including white doors and trims, and is very bright and airy! The kitchen has been fully updated and also has newer stainless appliances. Kitchen has newer vinyl flooring, a pantry, chalk board wall, and is open to the dining room. The living room can be seen from the kitchen/dining space, has gorgeous hardwood flooring, and a huge window letting in an abundance of natural light. Main level features 3 bedrooms and a 5pc updated bathroom with a stunning tiled shower/tub and double sinks! Fully finished basement features the 4th bedroom, 3pc bathroom, very spacious family room/recreation room, storage/laundry room, and utility room. All bedrooms have closets and this is a smoke-free & carpet-free home. Updates include: shingles on house ~ 2yrs, eavestroughs on house ~ 2yrs, vinyl windows, garage furnace 2018, back deck 2018 (and freshly stained just before it was listed), vinyl tiles in kitchen ~ 2 yrs, kitchen counter & stainless steel appliances 2020, kitchen cabinets & backsplash, main level bathroom ~ 3 yrs, washer/dryer, furnace, hot water tank ~ 3 yrs, east side fencing/chain link 2024, some flooring, beautiful custom blinds in



living/dining/kitchen, ducts cleaned ~ 2yrs ago.

The stunning and fully fenced backyard is spacious & feels like your own tranquil oasis to enjoy! There is a firepit to enjoy, a lovely large deck with raised garden beds that are included! The detached garage features a work bench that is included and alley access with paved parking and a gate to the backyard. The front paved driveway would be perfect for parking an RV or more vehicles! This home is only steps away from Mary Bergeron school Gr K-5, Parkland High, and walking/biking trails. It's also close to other schools, the Leisure Center/Pool/Ice Rink, and many other convenient amenities in town. This home is a must see!

Built in 1971

Essential Information

MLS® #	A2245016
Price	\$357,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.17
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4353 10 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1B1

Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Driveway, Front Drive, Heated Garage, Rear Drive, Paved
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Double Vanity, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Sump Pump(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting, See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	4
Zoning	R-1B

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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