

# \$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

New family wanted to enjoy this home! 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 (32' 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 Electricity Connected, Natural Gas Connected, Garbage Collection, High Speed Internet Available, Water Connected, Cable Connected, Fiber Optics Available, Phone Connected, Sewer Connected

Parking Spaces 7

Parking Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Front, Parking Pad, Additional Parking, Alley Access, Gravel Driveway, Heated Garage, Off Street, 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, Vinyl Windows, Wood Windows, Track Lighting

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

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Basement, Free Standing, Wood Burning

Has Basement Yes

Basement Finished, Full

### Exterior

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

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

Roof Asphalt Shingle

Construction Wood Frame

Foundation Wood

### Additional Information

Date Listed March 2nd, 2025

Days on Market 52

Zoning R1

## **Listing Details**

Listing Office ROYAL LEPAGE EDSON REAL ESTATE

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