

\$385,900 - 4730 9 Avenue, Edson

MLS® #A2227129

\$385,900

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 trailsâ€”making it an ideal choice for families seeking both comfort and convenience.

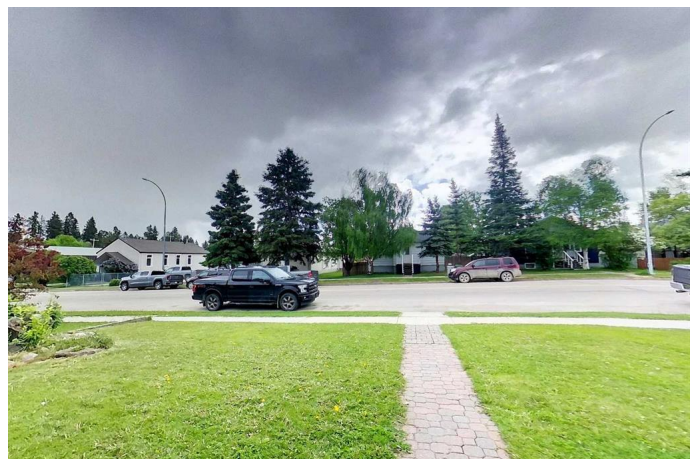
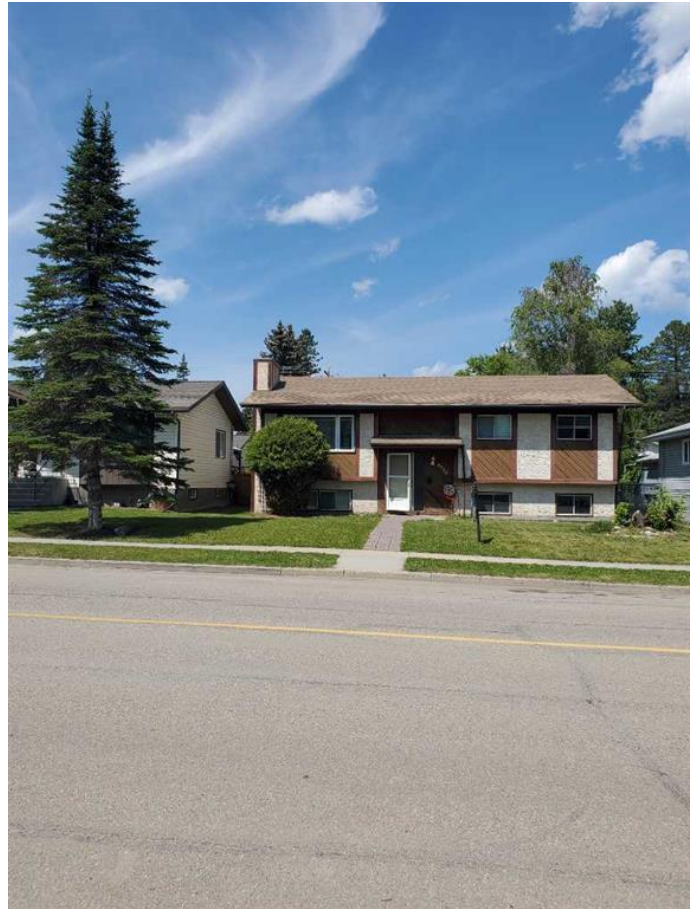
The main floor features a custom oak kitchen with a dedicated dining area and patio doors leading to a large back deckâ€”perfect for outdoor entertaining. A spacious living room provides a cozy gathering space, while the primary bedroom includes a private 2-piece ensuite. Two additional bedrooms and 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 spaceâ€”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 | \$385,900 |
| 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 |

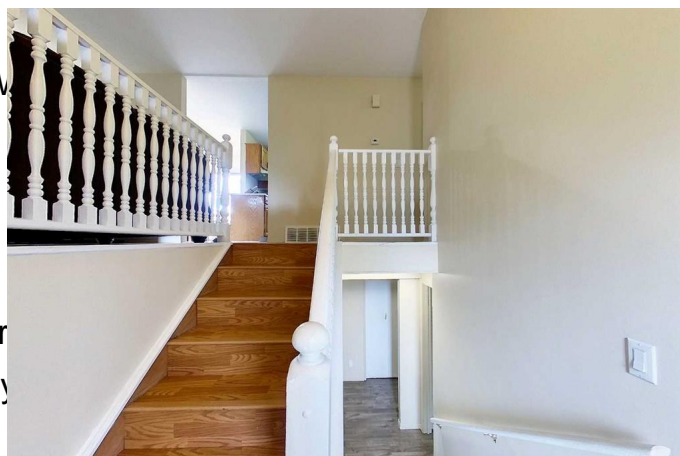
Interior

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

| | |
|-----------------|--------------------------------|
| # of Fireplaces | 1 |
| Fireplaces | Brick Facing, Family Room, V |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yar |
| 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 | 72 |
| Zoning | R-1B |

Listing Details

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

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