

# \$326,500 - 4323 9 Avenue, Edson

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MLS® #A2268830

## \$326,500

5 Bedroom, 2.00 Bathroom, 1,108 sqft  
Residential on 0.19 Acres

NONE, Edson, Alberta

Welcome to this charming 5-bedroom, 2-bathroom bungalow tucked into a quiet, family-friendly east-end neighborhood. Ideally located close to the hospital and just a short walk to schools for all ages, this home offers convenience and comfort for growing families. The main floor features a bright and inviting layout with three bedrooms, and well-designed living spaces perfect for everyday living. The fully finished lower level expands your living options with two additional bedrooms, a large family room warmed by a cozy pellet stove, a dedicated laundry room, and abundant storage space — ideal for guests, teens, or a home office setup. Upgrades over the past few years provide peace of mind and include south-side shingles (2025), windows, exterior doors, overhead garage door, hot water tank, furnace, and stucco. Step outside to enjoy a fully fenced yard with alley access, a paved driveway, storage shed, large deck and a concrete circular firepit area — a wonderful setting for backyard gatherings and relaxing summer evenings. The 22x24 detached garage, heated with a pellet stove, is perfect for hobbyists, secure parking, or storing recreational toys. A well-cared-for home in a desirable location with plenty of space inside and out — ready to welcome its next family.

Built in 1965

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2268830    |
| Price          | \$326,500   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,108       |
| Acres          | 0.19        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4323 9 Avenue     |
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1B4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | See Remarks                                                   |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 2                                                             |
| Fireplaces        | Pellet Stove                                                  |
| Has Basement      | Yes                                                           |
| Basement          | Full                                                          |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard |
|-------------------|------------------------------------------|

|                 |                                                                          |
|-----------------|--------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Paved |
| Roof            | Asphalt Shingle                                                          |
| Construction    | Stucco, Wood Frame                                                       |
| Foundation      | Poured Concrete                                                          |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 10                 |
| Zoning         | R1                 |

### **Listing Details**

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

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