

# \$309,900 - 5743 9 Avenue, Edson

MLS® #A2202817

**\$309,900**

5 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.11 Acres

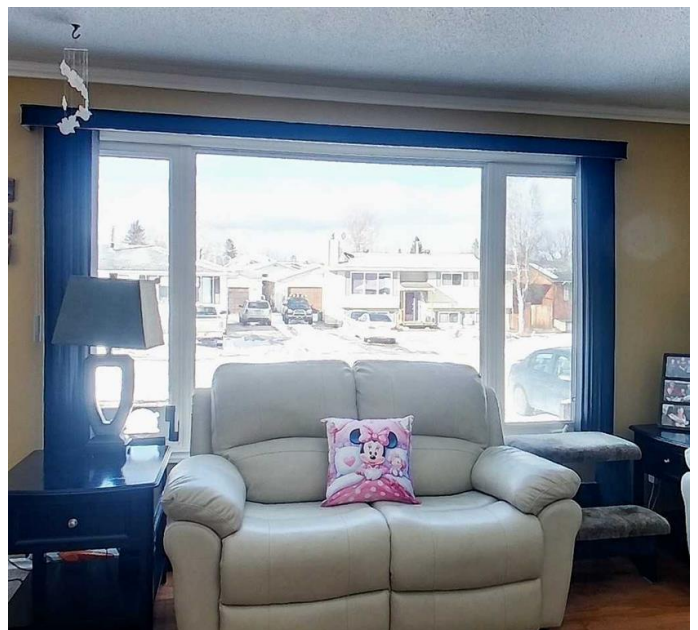
Edson, Edson, Alberta

This 5 bedroom family home has been very well maintained over the years. Located in family friendly Westhaven, close to schools. This home has a great floor plan with 3 bedrooms up, ideal for a family. Living room has gleaming hardwood floors and a large window allowing for plenty of natural light. Kitchen is well appointed with newer stainless steel appliances and white cabinets. The basement is home to two spacious bedrooms, a 3 PC bathroom and a huge recreation room. This home is deceptively spacious, not one square foot of wasted space. Upgrades include: shingles and siding, eavestrough, windows in 2022, hot water tank in 2021, Furnace (2009, new motherboard in 2025). Detached workshop/storage space offers plenty of storage options for all your toys.

Built in 1981

## Essential Information

MLS® #	A2202817
Price	\$309,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	996
Acres	0.11
Year Built	1981
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5743 9 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E1J3

### Amenities

Parking Spaces	2
Parking	Off Street
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 20th, 2025
Days on Market	140
Zoning	R1-B

### Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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