DONNAWILSON
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5746 9 Avenue
Edson, Alberta

MLS # A2356060

$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,171 sq.ft.	**Age:**	1978 (48 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, No Back Lar		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Siding	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: STORAGE SHED, SECURITY SYSTEM EQUIPMENT (NOT CONNECTED TO A SERVICE CURRENTLY).

Great Price for this Beautiful Bungalow in family friendly Westhaven, just mins to schools, outdoor skating rink, and parks! Featuring 4 beds, 2.5 baths, and a 24'x24' double detached garage, this home has ample space for a growing family! Main level features 3 bedrooms - Primary bedroom has ample space for a king bed & has 2pc ensuite, main 4pc bath, laundry, bright living room with updated vinyl plank flooring, beautiful updated kitchen with solid maple cabinets, plus a dining space that's open to the kitchen and living room. The HUGE newer deck is accessed through the kitchen door. 2 Back doors (one in kitchen and one at basement stairs leading to the mostly fenced backyard & garage. The Finished Basement has a spacious family room/rec room & is roughed in for a Wet Bar. Very spacious 4th Bedroom, 3 pc bath, utility room with storage, storage room with the original laundry hook ups still in tact (could put second set of laundry machines there). Wired for a hot tub on West side of home. Updates include: Some newly installed trims (kitchen/dining/living room/main level hallway, Professionally Renovated Kitchen - including California knockdown ceiling and pot lights, new deck 2019, Furnace Mother board replaced 2025, Appliances, flooring, paint, and more. Backyard is a great size for pets & kids, and features raised garden beds, Lilac bush, Mayday tree, portable shed. Amazing location close to schools (very close to Westhaven & Vanier Schools), parks, outdoor skating rink around the corner, playgrounds, walking/biking trails, recreation, shopping, medical, and more. This home is a great deal and leaves room in the budget for further upgrades. Great convenient location!

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