

# \$299,900 - 5522 13 Avenue, Edson

MLS® #A2201865

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,271 sqft

Residential on 0.17 Acres

Edson, Edson, Alberta

Great family home! Great location! This home is close to convenience store, schools and Edson's extensive walking trail system. Four nice sized bedrooms and two bathrooms make it a great home for a family. Wood burning fireplace in the living room on the main floor and also one in the recreation room in the basement will help keep the chill off in the winter months. Home has a spacious backyard and a carport to keep your vehicle out of the elements. Property has been well maintained over the years including shingles done in October 2024 and furnace and hot water tank approximately 8 years ago.

Built in 1978

## Essential Information

MLS® #	A2201865
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,271
Acres	0.17
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active



## Community Information

Address	5522 13 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E1H7

## Amenities

Parking Spaces	2
Parking	Carport

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Dryer, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 10th, 2025
Days on Market	112
Zoning	R-1B

## Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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