

## \$304,900 - 5106 6 Avenue, Edson

MLS® #E4436000

**\$304,900**

5 Bedroom, 2.50 Bathroom, 1,020 sqft

Single Family on 0.00 Acres

Edson, Edson, AB

5 Bedroom, 2.5 Bathroom Family Home in an Ideal Location Close to Schools, Parks, Post Office, Restaurants, and Shopping. This Bi-Level Home Has Two Kitchens, Two Living Rooms, Two Separate Entrances, One in the Front & One on the Side of the Home. Main Level Features: Full Kitchen, Living Room With a Bay Window & Outdoor Access, Three Bedrooms, a 3pc Bathroom, & a 2pc Bathroom off the Primary Bedroom. The Basement Features: A Full Kitchen, Living Room, Two Large Bedrooms, a Storage Room and a Full 4pc Bathroom. Fully Fenced Backyard With a Cement Patio, Mature Trees and Flower Beds. Oversized Heated, Insulated, Double Detached 24.2 x 26.2 Garage With Back Alley Access, and RV Parking for a Large RV Located on the Side of the Garage. Perfect for a Family or a Family With Extra Family Members Wanting Their Own Space. This Will be an Amazing Home With a Few Updates!

Built in 1982

### Essential Information

MLS® #	E4436000
Price	\$304,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,020
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	5106 6 Avenue
Area	Edson
Subdivision	Edson
City	Edson
County	ALBERTA
Province	AB
Postal Code	T7E 1T5

### **Amenities**

Amenities	Television Connection
Parking	Double Garage Detached, Heated, Insulated, Over Sized, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Fan-Ceiling, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Westhaven, Mary Bergeron
Middle	Pine Grove
High	Parkland, Holy Redeemer

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	36
Zoning	Zone 70

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Listing information last updated on June 17th, 2025 at 8:02pm MDT