

\$326,500 - 4323 9 Avenue, Edson

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
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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	16
Zoning	R1

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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