

# \$379,900 - 6603 5 Avenue, Edson

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MLS® #A2075019

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,224 sqft

Residential on 0.48 Acres

Edson, Edson, Alberta

Welcome to this charming home nestled in the peaceful neighborhood of Glenwood. This adorable property boasts a spacious lot, offering ample space for outdoor activities and relaxation. With 3 bedrooms plus a den, this home provides plenty of room for a growing family or those in need of a craft or playroom. Step inside and be greeted by a clean and tidy interior. There have been numerous upgrades over the years. One of the highlights of this property is the enormous detached garage, measuring an impressive 58x29. This garage is not your average space; it features its own bathroom and office space, making it ideal for a home-based business or hobby enthusiast. Imagine the possibilities this versatile space offers! The neighborhood of Glenwood is known for being quiet, providing a peaceful retreat. Take advantage of the large treed lot, perfect for gardening, outdoor gatherings, or simply enjoying the fresh air. This quaint home and its enormous detached garage with its own bathroom and office space are a rare find, making it perfect for those seeking a home-based business or extra storage. Make this charming property your own!

Built in 1960

## Essential Information

MLS® #                   A2075019

Price                     \$379,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,224       |
| Acres          | 0.48        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6603 5 Avenue     |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E1M4            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Open Floorplan |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Lawn, Many Trees         |
| Roof              | Metal                    |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2023 |
| Days on Market | 716               |
| Zoning         | 10                |

## **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

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