

# \$535,000 - 5226 18 Ave, Edson

MLS® #A2234691

## \$535,000

4 Bedroom, 3.00 Bathroom, 1,366 sqft

Residential on 0.19 Acres

NONE, Edson, Alberta

This beautifully updated 4-bedroom home offers a spacious open-concept layout with elegant hardwood and ceramic tile flooring, complemented by a cozy corner gas fireplace. The bright, modern kitchen features new countertops, a stylish backsplash, and stainless steel appliances. The primary bedroom includes a striking feature wall and a brand new 4-piece ensuite with granite countertops. The fully finished basement adds even more living space with a generous family room, an Oilers-themed wet bar, a 4th bedroom, a 3-piece bathroom, and a large laundry/storage area. A double attached garage with RV parking pad complete the package. Extensive recent upgradesâ€”over \$80,000 invested in the past yearâ€”include new paint, flooring, fixtures, a brand new roof, high-efficiency furnace, and hot water tank. Outside, enjoy the large covered deck overlooking a beautifully treed greenbelt lot, complete with a large shed, firepit area, and nearby walking trail. Immaculately maintained, located near schools, and available for quick possessionâ€”this home is move-in ready and an absolute must-see.

Built in 1990

## Essential Information

MLS® # A2234691

Price \$535,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,366
Acres	0.19
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5226 18 Ave
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1G9

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, RV Carport
# of Garages	2

### **Interior**

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space, Greenbelt, Many Trees
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	2
Zoning	R1B

**Listing Details**

Listing Office	ALPINE REALTY 3%
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.