\$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 â€" 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 â€" 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 â€" 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

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 1

Zoning R1

Listing Details

Listing Office CENTURY 21 TWIN REALTY

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.