



TRUE OFFER  
PROPERTIES

DEC 2025

# OFF-MARKET DEAL

Edson, AB



TRUE OFFER PROPERTIES

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226-988-9380

**51 ST, EDSON, AB    \$260,000**

## Key Successes



Single Family + Legal  
Basement Suite



5 Bedrooms (3 Up, 2 Down)



2 Bathrooms



## PROPERTY OVERVIEW

### Key Characteristics



Type: Single Family + In-law suite



AS-IS Value: \$335,000



Location: 51 St, Edson, Alberta



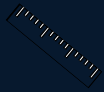
Price: \$260,000



5 BEDS | 2 BATH



Closing Date: Jan 9, 2026



Size: ~1200 sq ft  
Lot size: 81 ft x 130 ft



Estimated Repairs: N/A

### DEAL SNAPSHOT:

**Property:** Single family + legal In-law suite (separate entrance)

**Lot Size:** 81ft x 130ft

**As-Is Value:** \$335,000

**Purchase Price:** \$260,000

**Summary:** 5-bed, 2-bath single-family home with a legal in-law suite (2 beds, 1 bath) and separate entrance. Main unit has 3 beds, 1 bath. Located on a double 81x130 ft lot with rear laneway access, massive detached storage shed, and a sideways-facing house providing extra side yard and parking. In great condition with minor cosmetic updates, this property offers instant equity of ~\$75,000 versus as-is comps. Purchase price: \$260,000 or best offer.

#### Highlights:

- Double lot (81x130 ft) with laneway access
- Legal in-law suite (2 beds, 1 bath)
- Main unit: 3 beds, 1 bath
- Massive detached storage shed
- Sideways-facing house: extra side yard and parking
- Great condition, minor cosmetic updates
- Instant equity: ~\$75,000
- Functional layout for tenants or mortgage helper
- Purchase price: \$260,000 or best offer
- Severing possible with permits for long-term upside

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# AS-IS VALUE: 335K



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**4730 9 Ave**

**\$325,000**

**Sold September 2025**

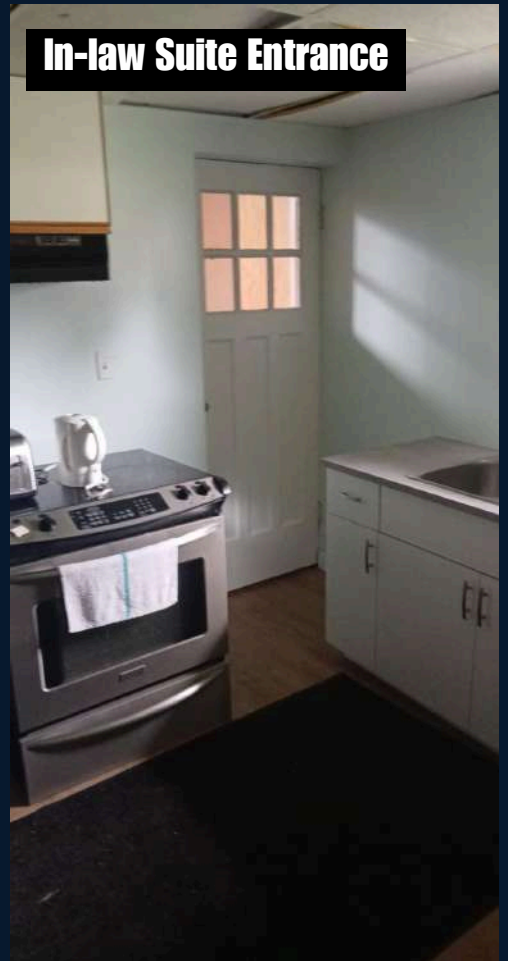
The most relevant as-is comparable is 4730 9 St, Edson, which sold in September for \$325,000. The property is similar in size, age, condition, layout, and includes a legal in-law suite. The primary differences are lot size and garage: the comparable sits on a single lot with a detached double garage, while the subject is on a double 81x130 ft lot with an attached single-car garage, oversized driveway, rear laneway access, and a large detached storage shed. These additional features justify the higher as-is value of \$335,000.





# PROPERTY PHOTOS

5-bedroom, 2-bath single-family home with a legal in-law suite (2 beds, 1 bath) and separate entrance. Main unit has 3 bedrooms and 1 bath. Situated on a double 81x130 ft lot with rear laneway access, a massive detached storage shed, and a sideways-facing house offering extra side yard and parking. In great condition with minor cosmetic updates, this property offers strong value and instant equity.

**Main Kitchen****Front of Home****In-law Suite Entrance****In-Law Bedroom (1/2)**

# PHOTOS (CONT'D)

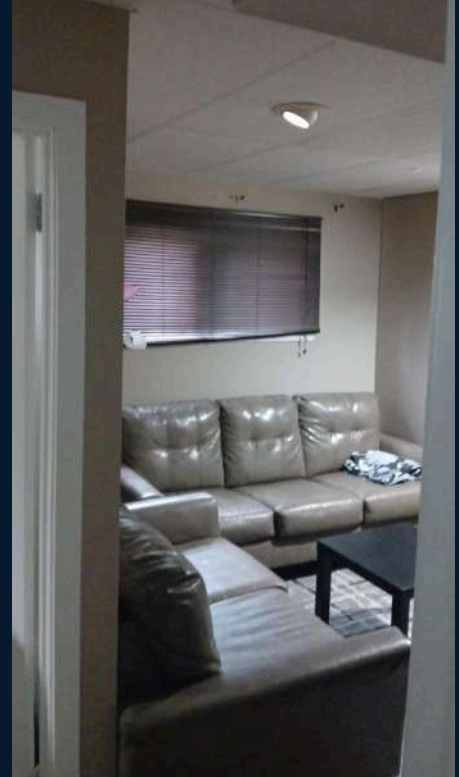
**In-Law Kitchen + Laundry**



**In-Law Bathroom**



**In-Law Living Area**



**Bedroom Upstairs 1/3**



**Main Living Area**





# Photos pt. 3

**Bedroom upstairs (2/3)**



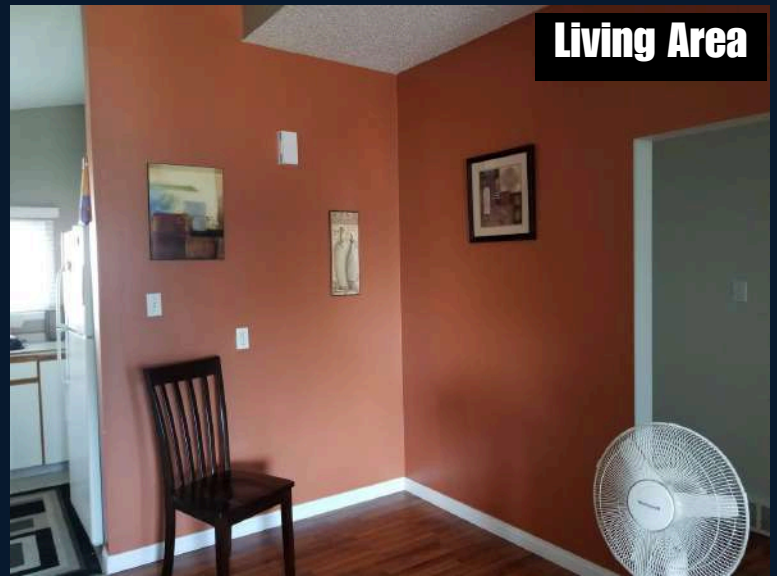
**Main Bathroom**



**Bedroom Upstairs (3/3)**



**Living Area**



**In-Law Bedroom (2/2)**



**Stairs**



# QUESTIONS? CONTACT US.

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