



TRUE OFFER
PROPERTIES

DEC 2025

OFF-MARKET DEAL

Edson, AB



TRUE OFFER PROPERTIES

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51 ST, EDSON, AB \$260,000

Key Successes



Single Family + In-Law Suite



5 Bedrooms (3 Up, 2 Down)



2 Bathrooms



PROPERTY OVERVIEW

Key Characteristics



Type: Single Family + In-law suite



AS-IS Value: \$315,000



Location: 51 St, Edson, Alberta



Price: \$260,000



5 BEDS | 2 BATH



Closing Date: Jan 9, 2026



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



Estimated Repairs: N/A

DEAL SNAPSHOT:

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

Lot Size: 81ft x 130ft

As-Is Value: \$315,000

Purchase Price: \$260,000

Summary: 5-bed, 2-bath single-family home with a basement configured as an in-law suite (2 beds, 1 bath) and separate entrance; main unit offers 3 beds and 1 bath. Situated on a double 81x130 ft lot with rear laneway access, oversized driveway, sideways-facing orientation for added yard and parking, and a massive detached storage shed. Basement water damage from a prior sewer backup has been remediated, with approximately \$20,000 invested in repairs and updates; suite is not currently legal. In solid condition with minor cosmetic updates, the property supports an as-is value of approximately \$315,000, creating ~\$55,000 in instant equity at the \$260,000 OBO purchase price.

Highlights:

- Double lot (81x130 ft) with laneway access
- 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: ~\$55,000
- Functional layout for tenants or mortgage helper
- Purchase price: \$260,000 or best offer
- Severing possible with permits for long-term upside

AS-IS VALUE: 315K



4730 9 Ave

\$325,000

Sold September 2025

The most relevant as-is comparable is 4730 9 St, which sold in September for \$325,000. The properties are similar in size, age, and overall layout. Key differences include lot size, garage configuration, and suite status. The comparable sits on a single lot with a detached double garage and a legal basement suite. The subject property is located on a double 81×130 ft lot with an attached single-car garage, oversized driveway, rear laneway access, and a large detached storage shed; however, the basement suite is not currently legal.

The subject property was previously appraised at \$292,000 while experiencing basement water damage (Due to sewer backup). Since that appraisal, the seller has invested approximately \$20,000 into remediating the water issue and updating the basement space. While the double lot and parking utility provide upward pressure on value, the non-legal suite status offsets some of that benefit. Based on the prior appraisal, subsequent repairs, and comparison to the \$325,000 sale, the subject supports an as-is value of approximately \$315,000.



PROPERTY PHOTOS

5-bedroom, 2-bath single-family home with an 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)



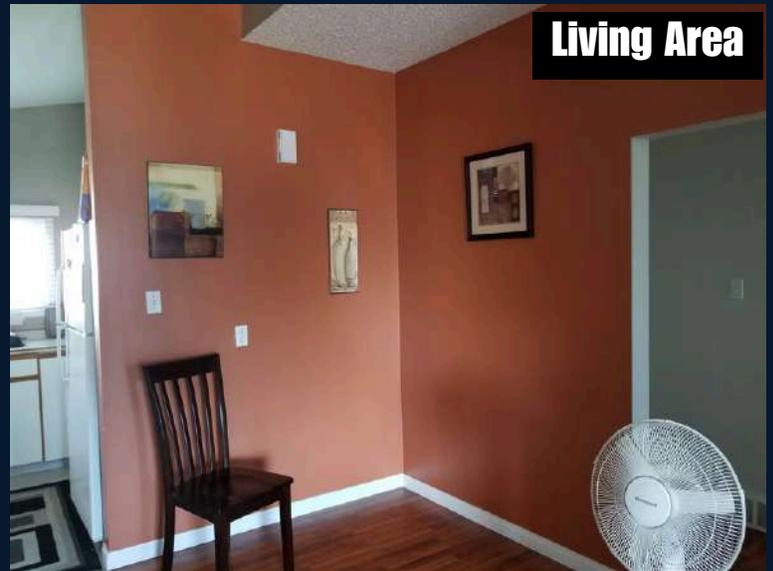
Main Bathroom



Bedroom Upstairs (3/3)



Living Area



In-Law Bedroom (2/2)



Stairs



QUESTIONS? CONTACT US.

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