

\$106,000 - 4615 4 Avenue, Edson

MLS® #E4409434

\$106,000

2 Bedroom, 1.00 Bathroom, 706 sqft

Single Family on 0.00 Acres

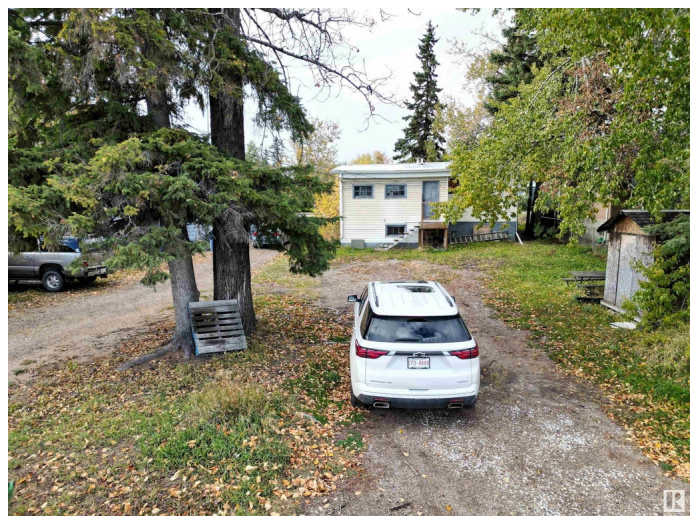
Edson, Edson, AB

Amazing Location Along 4th Avenue (HWY 16)
Perfect HWY Exposure For Your Business!
This Two Bedroom, One Bathroom Home This Home is Located on a Large 50' x 140' Lot With Back Alley Access and HWY 16 West Frontage. Large Entry Porch for All Those Coats Boots & Extras. Huge Yard With Lots of Parking and Mature Trees. A Total of Three Adjoining Lots Available If you are Looking for a Larger Property for Your Business. Excellent Location With All Amenities Within Walking Distance. C-3 Highway Commercial Zoning Allows For a Variety of Uses for this Versatile Property.

Built in 1955

Essential Information

MLS® #	E4409434
Price	\$106,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	706
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
--------	--------

Community Information

Address	4615 4 Avenue
Area	Edson
Subdivision	Edson
City	Edson
County	ALBERTA
Province	AB
Postal Code	T7E 1C2

Amenities

Amenities	Crawl Space
Parking	No Garage, Rear Drive Access, RV Parking, See Remarks

Interior

Appliances	Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, See Remarks

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Schools, Shopping Nearby, See Remarks
Lot Description	50X140
Roof	Metal
Construction	Wood, Vinyl
Foundation	Block

Additional Information

Date Listed	October 5th, 2024
Days on Market	211
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 9:31pm MDT