

# \$240,000 - 4702 4 Avenue, Edson

MLS® #A2189703

## \$240,000

2 Bedroom, 1.00 Bathroom, 1,096 sqft  
Residential on 0.32 Acres

NONE, Edson, Alberta

Double corner lot with Highway 16 west exposure. Currently rented. Great investment property. Property ideal development for duplex, home business, multi unit dwelling, and home day care. Lot 10 has an older home that has been well maintained over its life. Lot 9 has room for a big garden.

Built in 1938

## Essential Information

MLS® #	A2189703
Price	\$240,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,096
Acres	0.32
Year Built	1938
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4702 4 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta



Postal Code T7E 1C6

### **Amenities**

Parking Spaces 2

Parking None

### **Interior**

Interior Features Ceiling Fan(s)

Appliances Dryer, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Partial, Unfinished

### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Garden, Landscaped, Rectangular Lot

Roof Asphalt Shingle, Metal

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed January 24th, 2025

Days on Market 87

Zoning RG

### **Listing Details**

Listing Office RE/MAX BOXSHAW FOUR REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.