

# \$199,000 - 5330 4 Avenue, Edson

MLS® #A2121626

**\$199,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Edson, Edson, Alberta

## AN EXCELLENT INVESTMENT PROPERTY!

This is the perfect rental property and/or place to run your business! This charming 2 bedroom home is in a fabulous location along highway 16 situated between Edson & Family Chiropractic & Natural Health and a vacant lot that is also for sale and zoned C2- Service Commercial. Only a block or two away from Sobeys, Tim Hortons, Shopper's Drug Mart, Mountain Pizza and Steak House, and many other restaurants and parks! Lots of parking space at the back and endless potential!

Built in 1935

## Essential Information

MLS® #	A2121626
Price	\$199,000
Bathrooms	0.00
Acres	0.00
Year Built	1935
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	5330 4 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta



Postal Code            T7E 1G4

**Additional Information**

Date Listed            April 9th, 2024  
Days on Market        388  
Zoning                  C2

**Listing Details**

Listing Office           CENTURY 21 TWIN 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.