

# \$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, Garden, Landscaped, Lawn, Rectangular Lot  
Roof Asphalt Shingle, Metal  
Construction Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed January 24th, 2025  
Days on Market 171  
Zoning RG

### Listing Details

Listing Office RE/MAX BOXSHAW FOUR REALTY

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