

# \$329,900 - 4810 16 Avenue, Edson

MLS® #A2248869

**\$329,900**

5 Bedroom, 1.00 Bathroom, 1,186 sqft

Residential on 0.14 Acres

Edson, Edson, Alberta

An exceptional opportunity awaits investors and house hackers alike with this spacious 5-bedroom, 2.5-bathroom home, perfectly situated in a quiet cul-de-sac just steps from schools and local amenities. Designed for maximum rental potential, the property features an upstairs suite and an illegal basement suite, each with its own private entrance, full kitchen, and separate laundry, ensuring complete privacy and security for both units. Recent upgrades have elevated this home's appeal and minimized maintenance worries, including newer flooring and paint, some updated windows, trim, and baseboards, a newer roof, a high-efficiency furnace installed in 2024, and a sturdy fence just 4 years old. The large, fully fenced backyard offers back alley access with additional parking, making it ideal for tenants or extra vehicle storage. Whether you choose to rent out both suites for maximum cash flow or live in one and offset your mortgage with rental income from the other, this well-maintained property delivers a rare combination of location, functionality, and long-term investment potential.

Built in 1994

## Essential Information

MLS® # A2248869

Price \$329,900



Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,186
Acres	0.14
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	4810 16 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1G3

### **Amenities**

Parking Spaces	4
Parking	Off Street

### **Interior**

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 15th, 2025  
Days on Market                1  
Zoning                              R1

**Listing Details**

Listing Office                    CENTURY 21 TWIN REALTY

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