

\$90,000 - 4901 4 Avenue, Edson

MLS® #A2269525

\$90,000

0 Bedroom, 0.00 Bathroom,
Land on 0.16 Acres

Edson, Edson, Alberta

Prime Commercial Development Opportunity!
7,000 sq. ft. commercial lot located on
Highway 16 westbound, at the corner of 49th
Street and 4th Avenue—just one block east
of Main Street in Edson, AB. This high-visibility
location offers excellent exposure for your
business and is zoned C2 — Service
Commercial, allowing for a wide range of
potential uses. The property currently includes
an older home and a large shed, is
landscaped and partially fenced, with power,
gas, water, and sewer services on site (not
presently active). There's convenient rear
alley access with parking, plus additional street
parking along 49th Street. A great location,
great exposure, and endless potential—sold
as is, where is.

Essential Information

MLS® #	A2269525
Price	\$90,000
Bathrooms	0.00
Acres	0.16
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	4901 4 Avenue
Subdivision	Edson



City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1C6

Amenities

Utilities	Electricity Available, Fiber Optics Available, High Speed Internet Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
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Exterior

Lot Description	Back Lane, City Lot, Corner Lot, Rectangular Lot
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Additional Information

Date Listed	November 6th, 2025
Days on Market	1
Zoning	C2

Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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