

# \$144,000 - 4619 4 Avenue, Edson

MLS® #E4409431

**\$144,000**

2 Bedroom, 1.00 Bathroom, 825 sqft

Single Family on 0.00 Acres

Edson, Edson, AB

Amazing Location Along 4th Avenue (HWY 16)  
Perfect HWY Exposure For Your Business!

This Cozy Two Bedroom, One Bathroom Home is Currently Rented Out and the Renter Would Like to Stay. This Home is Located on a Large 50' x 140' Lot With Back Alley Access and HWY 16 West Frontage. There have been Many Updates Over the Years Including the Kitchen, 4 pc Bathroom, Flooring, Siding and More! Large Entry Porch With Cabinets for All Those Coats Boots & Extras. Fenced Yard With A Variety of Perennials and Mature Trees and a 24X24 Detached Heated, Insulated Garage. A Total of Three Adjoining Lots Available If you are Looking for a Larger Property for Your Business. Excellent Location With All Amenities Within Walking Distance. C-3 Highway Commercial Zoning Allows For a Variety of Uses for this Versatile Property.

Built in 1953

## Essential Information

MLS® #	E4409431
Price	\$144,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	825
Acres	0.00



Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4619 4 Avenue
Area	Edson
Subdivision	Edson
City	Edson
County	ALBERTA
Province	AB
Postal Code	T7E 1T8

### **Amenities**

Amenities	Crawl Space
Parking	Double Garage Detached, Heated, Insulated

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Space Heater, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, See Remarks

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 5th, 2024
Days on Market	183
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 6th, 2025 at 1:02am MDT