

## \$106,000 - 4615 4 Avenue, Edson

MLS® #E4409434

**\$106,000**

2 Bedroom, 1.00 Bathroom, 706 sqft

Single Family on 0.00 Acres

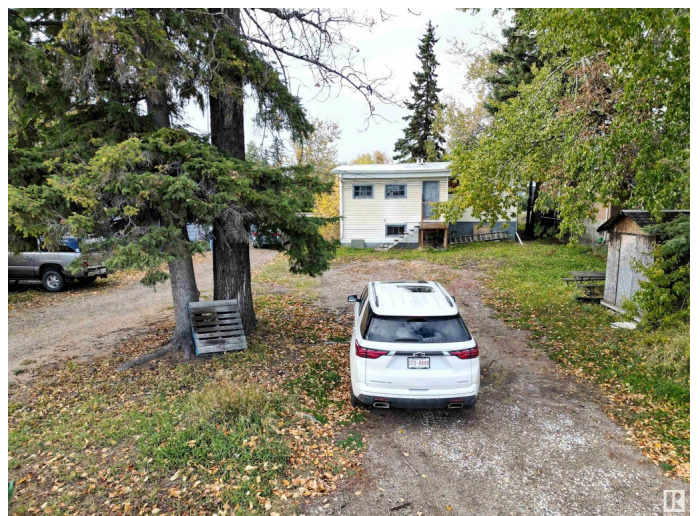
Edson, Edson, AB

Amazing Location Along 4th Avenue (HWY 16)  
Perfect HWY Exposure For Your Business!  
This Two Bedroom, One Bathroom Home This Home is Located on a Large 50' x 140' Lot With Back Alley Access and HWY 16 West Frontage. Large Entry Porch for All Those Coats Boots & Extras. Huge Yard With Lots of Parking and Mature Trees. 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 1955

### Essential Information

MLS® #	E4409434
Price	\$106,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	706
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status                      Active

**Community Information**

Address                    4615 4 Avenue  
Area                        Edson  
Subdivision              Edson  
City                        Edson  
County                    ALBERTA  
Province                  AB  
Postal Code              T7E 1C2

**Amenities**

Amenities                Crawl Space  
Parking                  No Garage, Rear Drive Access, RV Parking, See Remarks

**Interior**

Appliances               Stove-Electric  
Heating                  Forced Air-1, Natural Gas  
Stories                    1  
Has Basement            Yes  
Basement                Partial, See Remarks

**Exterior**

Exterior                  Wood, Vinyl  
Exterior Features       Back Lane, Landscaped, Schools, Shopping Nearby, See Remarks  
Lot Description          50X140  
Roof                       Metal  
Construction            Wood, Vinyl  
Foundation              Block

**Additional Information**

Date Listed                October 5th, 2024  
Days on Market          211  
Zoning                      Zone 70

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