

\$565,000 - 4504 8a Avenue, Edson

MLS® #A2117647

\$565,000

0 Bedroom, 0.00 Bathroom, 3,424 sqft
Multi-Family on 0.21 Acres

Edson, Edson, Alberta

INVESTORS Take a Look! \$4450 per month in Gross Revenue, tenants pay power. Profitable 4-Plex located in a family friendly neighborhood walking distance to schools, public trails, parks and shopping. Each unit is finished with a galley style kitchen, dining area, spacious livingroom. 2 -2 Bedroom, 2-3 Bedroom, 1-Bathroom, storage room, private fenced yard/patio area, and assigned parking for 1 vehicle. Common hallway to shared storage room and washer and dryer. Upgrades over the past several years include siding, windows, some paint and flooring. This building is professionally managed and maintains full occupancy year round.

Built in 1966

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2117647 |
| Price | \$565,000 |
| Bathrooms | 0.00 |
| Square Footage | 3,424 |
| Acres | 0.21 |
| Year Built | 1966 |
| Type | Multi-Family |
| Sub-Type | 4 plex |
| Style | Side by Side, 2 Storey |
| Status | Active |

Community Information



| | |
|-------------|-------------------|
| Address | 4504 8a Avenue |
| Subdivision | Edson |
| City | Edson |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E 1B3 |

Amenities

| | |
|----------------|-----------------------------|
| Parking Spaces | 4 |
| Parking | Assigned, Off Street, Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Storage, Open Floorplan |
| Appliances | Refrigerator, Stove(s), Range Hood, Washer/Dryer, Window Coverings |
| Heating | Natural Gas, Boiler |
| # of Stories | 2 |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Lawn, Front Yard, Low Maintenance Landscape, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------------|
| Date Listed | March 25th, 2024 |
| Days on Market | 395 |
| Zoning | R2 - General Residential |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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