

# \$240,000 - 4702 4 Avenue, Edson

MLS® #A2189703

## \$240,000

2 Bedroom, 1.00 Bathroom, 1,096 sqft

Residential on 0.32 Acres

NONE, Edson, Alberta

Double corner lot with Highway 16 west exposure. Currently rented. Great investment property. Property ideal development for duplex, home business, multi unit dwelling, and home day care. Lot 10 has an older home that has been well maintained over its life. Lot 9 has room for a big garden.

Built in 1938

### Essential Information

MLS® #	A2189703
Price	\$240,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,096
Acres	0.32
Year Built	1938
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4702 4 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta



Postal Code	T7E 1C6
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### Amenities

Parking Spaces	2
Parking	None

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle, Metal
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	January 24th, 2025
Days on Market	88
Zoning	RG

### Listing Details

Listing Office	RE/MAX BOXSHAW FOUR REALTY
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