

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

MLS® #E4409434

**\$106,000**

2 Bedroom, 1.00 Bathroom, 706 sqft

Single Family on 0.00 Acres

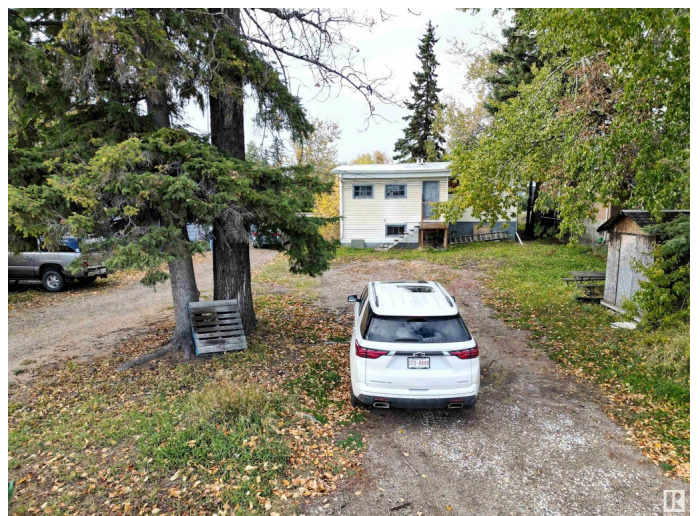
Edson, Edson, AB

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                220  
Zoning                            Zone 70

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Listing information last updated on May 13th, 2025 at 8:17am MDT