

## \$139,999 - 4716 6 Avenue, Edson

MLS® #E4457981

**\$139,999**

2 Bedroom, 1.00 Bathroom, 798 sqft

Single Family on 0.00 Acres

Edson, Edson, AB

Well Maintained starter Home Or Investment Property! This Home Features: An Open Concept Kitchen/Dining/Living Room, Large Kitchen With Plenty of Cabinets and Counter Space, Large Living Room, and Dining Area With Room for a Huge Table, Two Bedrooms, A Full Four Piece Bathroom, Stacked Full Size Washer & Dryer, Many Large Windows for Natural Lighting, & a Side Door With Back Yard Access. Large Fenced, Landscaped Yard With Many Large Mature Trees, Flower Beds, A Garden Area, Fruit Trees, Perennials, Lilac Bushes, Rhubarb, and a Newer 240 Sq Ft Storage Shed with an Upper Loft Area and Shelving. Large Cement Parking Pad on the West Side of the House With Room For an RV, This Lot Backs Onto a Beautifully Treed Area for Extra Privacy. Upgrades Include The Four Piece Bathroom, Flooring, and Paint. Centrally Located Within Walking Distance to the Leisure Center, Library, Shopping, Restaurants, Schools and Parks. Comfortable, affordable living!

Built in 1949

### Essential Information

MLS® # E4457981

Price \$139,999

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 798                    |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 4716 6 Avenue |
| Area        | Edson         |
| Subdivision | Edson         |
| City        | Edson         |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T7E 1E1       |

### Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | No Animal Home, No Smoking Home             |
| Parking   | Front Drive Access, RV Parking, See Remarks |

### Interior

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                      |
| Stories      | 1                                                                              |
| Has Basement | Yes                                                                            |
| Basement     | See Remarks, Unfinished                                                        |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                         |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Mary Bergeron, Vanier |
| Middle     | Pine Grove            |
| High       | Parkland Composite    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 30                   |
| Zoning         | Zone 70              |

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Listing information last updated on October 16th, 2025 at 9:47am MDT