

## \$106,000 - 4623 4 Avenue, Edson

MLS® #E4409427

**\$106,000**

2 Bedroom, 1.00 Bathroom, 645 sqft

Single Family on 0.00 Acres

Edson, Edson, AB

Amazing Location Along 4th Avenue (HWY 16)! Perfect HWY Exposure For Your Business! This Cozy Two Bedroom, One Bathroom Home is Currently Rented Out and the Renter Would Like to Stay. This Open Concept Home is Located on a Large 50' x 140' Lot With Back Alley Access and HWY 16 West Frontage. There have been Many Updates Over the Years Including the Kitchen, 3 pc Bathroom, Flooring, and Siding. 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 1952

### Essential Information

MLS® #	E4409427
Price	\$106,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	645
Acres	0.00
Year Built	1952
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4623 4 Avenue
Area	Edson
Subdivision	Edson
City	Edson
County	ALBERTA
Province	AB
Postal Code	T7E 1C2

### Amenities

Amenities	Television Connection
Parking	No Garage, Rear Drive Access, RV Parking, See Remarks

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Electric
Stories	1
Has Basement	Yes
Basement	Partial, See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Commercial, Golf Nearby, Partially Landscaped, Schools, Shopping Nearby, See Remarks
Lot Description	50X140
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 5th, 2024
Days on Market	254
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on June 16th, 2025 at 5:47pm MDT