

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

MLS® #E4409434

**\$106,000**

2 Bedroom, 1.00 Bathroom, 706 sqft

Single Family on 0.00 Acres

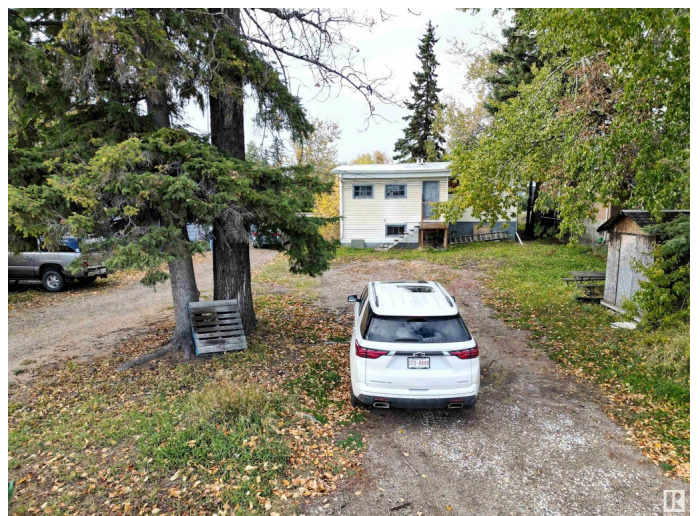
Edson, Edson, AB

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 254  
Zoning Zone 70

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Listing information last updated on June 16th, 2025 at 6:02pm MDT