

\$144,000 - 4619 4 Avenue, Edson

MLS® #E4409431

\$144,000

2 Bedroom, 1.00 Bathroom, 825 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 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, 4 pc Bathroom, Flooring, Siding and More! Large Entry Porch With Cabinets for All Those Coats Boots & Extras. Fenced Yard With A Variety of Perennials and Mature Trees and a 24X24 Detached Heated, Insulated Garage. 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 1953

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4409431 |
| Price | \$144,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 825 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1953 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------|
| Address | 4619 4 Avenue |
| Area | Edson |
| Subdivision | Edson |
| City | Edson |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7E 1T8 |

Amenities

| | |
|-----------|---|
| Amenities | Crawl Space |
| Parking | Double Garage Detached, Heated, Insulated |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Space Heater, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Partial, See Remarks |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 5th, 2024 |
| Days on Market | 255 |
| 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 17th, 2025 at 3:47am MDT