

## \$102,000 - 4615 4 Avenue, Edson

MLS® #E4451133

**\$102,000**

2 Bedroom, 1.00 Bathroom, 706 sqft

Single Family on 0.00 Acres

Edson, Edson, AB

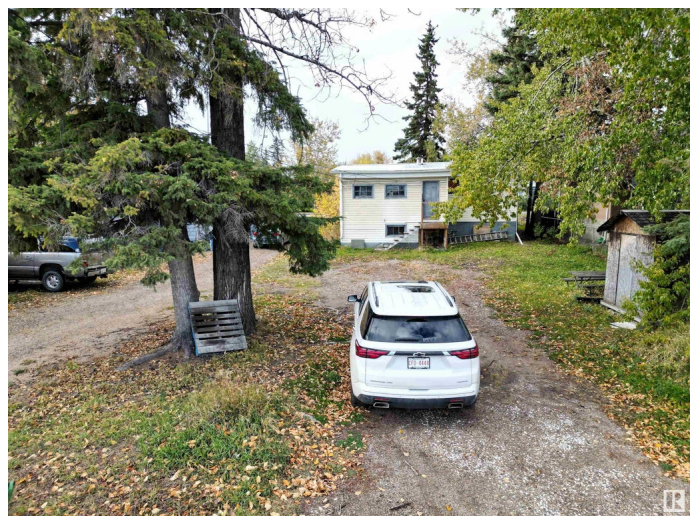
Amazing Location Along 4th Avenue (HWY 16) Perfect HWY Exposure. This Two Bedroom, One Bathroom Home This Home is Located on a Large 50' x 140' Lot With Back Alley Access and HWY 16 West Frontage. Large Entry Porch for All Those Coats Boots & Extras. Huge Yard With Lots of Parking and Mature Trees. A Total of Three Adjoining Lots Available If you are Looking for a Larger Property. Excellent Location With All Amenities Within Walking Distance.

Built in 1955

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451133               |
| Price          | \$102,000              |
| 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 |
| Roof              | Metal                                                        |
| Construction      | Wood, Vinyl                                                  |
| Foundation        | Block                                                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 78               |
| Zoning         | Zone 70          |

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Listing information last updated on October 21st, 2025 at 7:17am MDT