

\$1,000,000 - 6 Avenue 40 Street, Edson

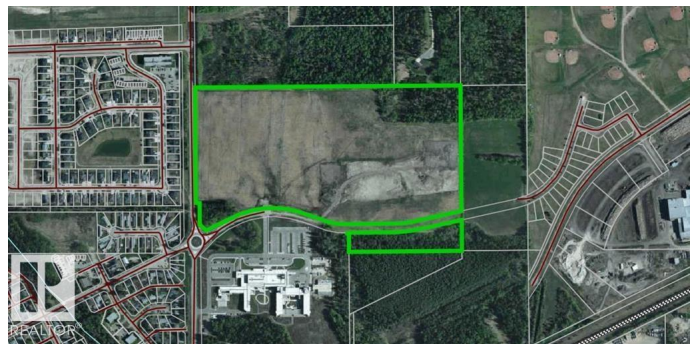
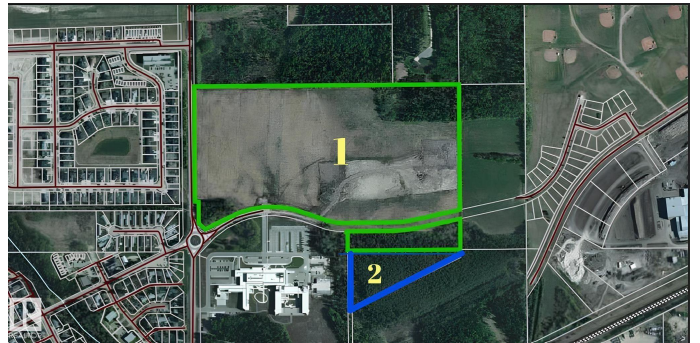
MLS® #E4465427

\$1,000,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Edson, Edson, AB

Auction Alert: Auction ends Feb 3/26 and List price represents starting bid on parcel 1 and has no bearing on final sale price or actual value, offer accepted prior to Auction. Property is directly North of Edson Hospital. Exceptional property for potentially Senior accommodations; mixed commercial & residential, servicing the entire East area of Edson. Edson has a full range of Rec. facilities, health care services, high-quality education system & vibrant business sector. Edson serves a trading population of approximately 15,000 people & located on Hwy 16 -Trans Canada Yellowhead Route & benefits from private, commercial & industrial traffic. Trans Canada Yellowhead Route carries some of the heaviest traffic flow in Alberta & has been officially declared the second Trans Canada Hwy. Approximately 20,000 vehicles pass through Edson daily & Edson is approximately 199km west of Edmonton



Essential Information

MLS® #	E4465427
Price	\$1,000,000
Bathrooms	0.00
Acres	0.00
Type	Single Family

Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	6 Avenue 40 Street
Area	Edson
Subdivision	Edson
City	Edson
County	ALBERTA
Province	AB
Postal Code	T7E 1N9

Exterior

Exterior Features	Airport Nearby, Backs Onto Park/Trees
Lot Description	54.82 Ac

Additional Information

Date Listed	November 9th, 2025
Days on Market	3
Zoning	Zone 70
Foreclosure	Yes

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Listing information last updated on November 12th, 2025 at 9:17am MST