

\$199,000 - 5330 4 Avenue, Edson

MLS® #A2121491

\$199,000

2 Bedroom, 1.00 Bathroom, 767 sqft

Residential on 0.16 Acres

Edson, Edson, Alberta

THE HIDDEN GEM! The perfect starter home, retirement home, rental property, or place to run your business! Check out this charming 2 bedroom bungalow with a nice yard in great location near many schools and amenities! Property is situated between Edson & Family Chiropractic & Natural Health and a vacant lot (also for sale and zoned C2- Service Commercial) with excellent highway exposure and lots of parking at the back. Only a block or two away from Sobeys, Tim Hortons, Shopper's Drug Mart, Mountain Pizza and Steak House, plus many more restaurants and parks! Home is currently tenant occupied and they would like to stay at \$1100 per month plus all utilities (owner pays water/sewer). Front of home is fenced, and back is mostly fenced and has 3 storage sheds. The possibilities are endless with this property!

Built in 1935

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2121491 |
| Price | \$199,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 767 |
| Acres | 0.16 |
| Year Built | 1935 |



| | |
|----------|-------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 5330 4 Avenue |
| Subdivision | Edson |
| City | Edson |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E 1G4 |

Amenities

| | |
|----------------|------|
| Parking Spaces | 2 |
| Parking | None |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Storage, Sump Pump(s) |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Storage |
| Lot Description | Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Rectangular Lot |
| Roof | Metal |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------------|
| Date Listed | April 9th, 2024 |
| Days on Market | 375 |
| Zoning | C2- Service Commercial |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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