

# \$139,999 - 4716 6 Avenue, Edson

MLS® #E4457981

**\$139,999**

2 Bedroom, 1.00 Bathroom, 798 sqft

Single Family on 0.00 Acres

Edson, Edson, AB

Well Maintained started Home Or Investment Pasroperty!This Home Features: An Open Concept Kitchen/Dining/Living Room, Large Kitchen With Plenty of Cabinets and Counter Space, Large Living Room, and Dining Area With Room for a Huge Table, Two Bedrooms, A Full Four Piece Bathroom, Stacked Full Size Washer & Dryer, Many Large Windows for Natural Lighting, & a Side Door With Back Yard Access. Large Fenced, Landscaped Yard With Many Large Mature Trees, Flower Beds, A Garden Area, Fruit Trees, Perennials, Lilac Bushes, Rhubarb, and a Newer 240 Sq Ft Storage Shed with an Upper Loft Area and Shelving. Large Cement Parking Pad on the West Side of the House With Room For an RV, This Lot Backs Onto a Beautifully Treed Area for Extra Privacy. Upgrades Include The Four Piece Bathroom, Flooring, and Paint. Centrally Located Within Walking Distance to the Leisure Center, Library, Shopping, Restaurants, Schools and Parks. Comfortable, affordable living!

Built in 1949

## Essential Information

MLS® # E4457981

Price \$139,999

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	798
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4716 6 Avenue
Area	Edson
Subdivision	Edson
City	Edson
County	ALBERTA
Province	AB
Postal Code	T7E 1E1

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Front Drive Access, RV Parking, See Remarks

### **Interior**

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **School Information**

Elementary	Mary Bergeron, Vanier
Middle	Pine Grove
High	Parkland Composite

### **Additional Information**

Date Listed	September 16th, 2025
Days on Market	1
Zoning	Zone 70

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