

# \$249,500 - 4723 5 Avenue, Edson

MLS® #A2134266

## \$249,500

6 Bedroom, 3.00 Bathroom, 1,483 sqft

Residential on 0.16 Acres

NONE, Edson, Alberta

All set up! Legal suites. You live on the main floor and use the single attached garage and rent out the upper and lower suites. All with private entrances. Shared laundry. Lots of parking. Five stalls at the alley plus single driveway at the street all with energized plugins. Lots of recent upgrades. Great Mountain view. Tenants will stay.

Built in 1951

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2134266          |
| Price          | \$249,500         |
| Bedrooms       | 6                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,483             |
| Acres          | 0.16              |
| Year Built     | 1951              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4723 5 Avenue     |
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T7E 1C6 |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 8  |
| Parking        | Single Garage Detached   |
| # of Garages   | 1  |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Built-in Features, Separate Entrance  |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Finished, Full, Suite                 |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance   |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Views |
| Roof              | Metal  |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2024 |
| Days on Market | 394            |
| Zoning         | R-1B           |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX BOXSHAW FOUR REALTY |
|----------------|----------------------------|

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