

\$240,000 - 4702 4 Avenue, Edson

MLS® #A2189703

\$240,000

2 Bedroom, 1.00 Bathroom, 1,096 sqft

Residential on 0.32 Acres

NONE, Edson, Alberta

Double corner lot with Highway 16 west exposure. Currently rented. Great investment property. Property ideal development for duplex, home business, multi unit dwelling, and home day care. Lot 10 has an older home that has been well maintained over its life. Lot 9 has room for a big garden. Exterior of home was painted in September 2025

Built in 1938

Essential Information

MLS® #	A2189703
Price	\$240,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,096
Acres	0.32
Year Built	1938
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4702 4 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County



Province	Alberta
Postal Code	T7E 1C6

Amenities

Parking Spaces	2
Parking	None

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Garden, Lawn, Landscaped, Rectangular Lot
Roof	Metal, Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 24th, 2025
Days on Market	283
Zoning	RG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.