



GRASSROOTS
REALTY GROUP

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**4810 16 Avenue
Edson, Alberta**

MLS # A2248869



\$329,900

Division:	Edson		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,186 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full, Suite
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Second Refrigerator, Stove, Dishwasher in Bsmt Suite

An exceptional opportunity awaits investors and house hackers alike with this spacious 5-bedroom, 2.5-bathroom home, perfectly situated in a quiet cul-de-sac just steps from schools and local amenities. Designed for maximum rental potential, the property features an upstairs suite and an illegal basement suite, each with its own private entrance, full kitchen, and separate laundry, ensuring complete privacy and security for both units. Recent upgrades have elevated this home's appeal and minimized maintenance worries, including newer flooring and paint, some updated windows, trim, and baseboards, a newer roof, a high-efficiency furnace installed in 2024, and a sturdy fence just 4 years old. The large, fully fenced backyard offers back alley access with additional parking, making it ideal for tenants or extra vehicle storage. Whether you choose to rent out both suites for maximum cash flow or live in one and offset your mortgage with rental income from the other, this well-maintained property delivers a rare combination of location, functionality, and long-term investment potential.