



**GRASSROOTS**  
REALTY GROUP

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**5330 4 Avenue  
Edson, Alberta**

**MLS # A2121626**



**\$199,000**

**Division:** Edson

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 767 sq.ft.

**Zoning:** C2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** 3 STORAGE SHEDS

AN EXCELLENT INVESTMENT PROPERTY! This is the perfect rental property and/or place to run your business! This charming 2 bedroom home is in a fabulous location along highway 16 situated between Edson & Family Chiropractic & Natural Health and a vacant lot that is also for sale and zoned C2- Service Commercial. Only a block or two away from Sobeys, Tim Hortons, Shopper's Drug Mart, Mountain Pizza and Steak House, and many other restaurants and parks! Lots of parking space at the back and endless potential!