



**6432 17 Avenue
Edson, Alberta**

MLS # A2124317



\$310,000

Division:	Edson		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	730 sq.ft.	Age:	1947 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	11.91 Acres		
Lot Feat:	Back Yard, Brush, Few Trees, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-R
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

11.91 acres in Edson with a charming home, a nice garage, tons of development potential! An amazing place to build your dream acreage! The local improvement tax that is paid annually (\$4079.63) will be finished in July, 2028. With an accepted price the buyer may request the local improvement levy balance to be paid in full from the sale proceeds.