



**GRASSROOTS**  
REALTY GROUP

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4723 5 Avenue  
Edson, Alberta

MLS # A2134266



**\$225,000**

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | NONE  |        |                   |
| Type:     | Residential/House   |        |                   |
| Style:    | 1 and Half Storey   |        |                   |
| Size:     | 1,483 sq.ft.  | Age:   | 1951 (74 yrs old) |
| Beds:     | 6   | Baths: | 3                 |
| Garage:   | Single Garage Detached  |        |                   |
| Lot Size: | 0.16 Acre   |        |                   |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular |        |                   |

|             |                                      |            |   |
|-------------|--------------------------------------|------------|---|
| Heating:    | Forced Air, Natural Gas              | Water:     | -   |
| Floors:     | Carpet, Concrete, Linoleum           | Sewer:     | -   |
| Roof:       | Metal                                | Condo Fee: | -   |
| Basement:   | Full                                 | LLD:       | -   |
| Exterior:   | Stucco, Wood Frame                   | Zoning:    | R-1B  |
| Foundation: | Poured Concrete                      | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features:   | Built-in Features, Separate Entrance |            |   |

Inclusions: N/A

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. Or this can be a large family home and take all the suites away.