



4702 4 Avenue  
Edson, Alberta

MLS # A2189703

**\$240,000**



|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,096 sq.ft.   | <b>Age:</b>   | 1938 (88 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | None   |               |                   |
| <b>Lot Size:</b> | 0.32 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Garden, Landscaped |               |                   |

|                    |                         |                   |    |
|--------------------|-------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum        | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle, Metal  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Partial                 | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame, Wood Siding | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s)          |                   |    |
| <b>Inclusions:</b> | N/A                     |                   |    |

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