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## 4702 4 Avenue Edson, Alberta

MLS # A2189703



\$240,000

Division: NONE Residential/House Type: Style: Bungalow Size: 1,096 sq.ft. Age: 1938 (87 yrs old) **Beds:** Baths: Garage: None Lot Size: 0.32 Acre Lot Feat: Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Garden, Landscaped

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Linoleum Roof: **Condo Fee:** Asphalt Shingle, Metal **Basement:** LLD: Partial, Unfinished **Exterior:** Zoning: RG Wood Frame, Wood Siding Foundation: **Poured Concrete Utilities:** Features: Ceiling Fan(s)

Inclusions:

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