

## \$102,000 - 4623 4 Avenue, Edson

MLS® #E4451132

**\$102,000**

2 Bedroom, 1.00 Bathroom, 645 sqft

Single Family on 0.00 Acres

Edson, Edson, AB

Amazing Location Along 4th Avenue (HWY 16)! Perfect HWY Exposure! This Cozy Two Bedroom, One Bathroom Home is Currently Rented Out and the Renter Would Like to Stay. This Open Concept Home is Located on a Large 50' x 140' Lot With Back Alley Access and HWY 16 West Frontage. There have been Many Updates Over the Years Including the Kitchen, 3 pc Bathroom, Flooring, and Siding. A Total of Three Adjoining Lots Available If you are Looking for a Larger Property. Excellent Location With All Amenities Within Walking Distance.

Built in 1952

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451132               |
| Price          | \$102,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 645                    |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |               |
|-------------|---------------|
| Address     | 4623 4 Avenue |
| Area        | Edson         |
| Subdivision | Edson         |
| City        | Edson         |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T7E 1C2       |

## Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Television Connection                                 |
| Parking   | No Garage, Rear Drive Access, RV Parking, See Remarks |

## Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Electric                         |
| Stories      | 1                                           |
| Has Basement | Yes                                         |
| Basement     | Partial, See Remarks                        |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                              |
| Exterior Features | Golf Nearby, Partially Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 45               |
| Zoning         | Zone 70          |

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Listing information last updated on September 18th, 2025 at 11:47am MDT