

# \$199,000 - 5330 4 Avenue, Edson

MLS® #A2121491

## \$199,000

2 Bedroom, 1.00 Bathroom, 767 sqft

Residential on 0.16 Acres

Edson, Edson, Alberta

THE HIDDEN GEM! The perfect starter home, retirement home, rental property, or place to run your business! Check out this charming 2 bedroom bungalow with a nice yard in great location near many schools and amenities! Property is situated between Edson & Family Chiropractic & Natural Health and a vacant lot (also for sale and zoned C2- Service Commercial) with excellent highway exposure and lots of parking at the back. Only a block or two away from Sobeys, Tim Hortons, Shopper's Drug Mart, Mountain Pizza and Steak House, plus many more restaurants and parks! Home is currently tenant occupied and they would like to stay at \$1100 per month plus all utilities (owner pays water/sewer). Front of home is fenced, and back is mostly fenced and has 3 storage sheds. The possibilities are endless with this property!

Built in 1935

### Essential Information

MLS® #	A2121491
Price	\$199,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	767
Acres	0.16
Year Built	1935



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5330 4 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1G4

### **Amenities**

Parking Spaces	2
Parking	None

### **Interior**

Interior Features	Ceiling Fan(s), Storage, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Metal
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2024
Days on Market	361
Zoning	C2- Service Commercial

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.