



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6432 17 Avenue
Edson, Alberta

MLS # A2350161



\$250,000

Division:	Edson		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	734 sq.ft.	Age:	1945 (81 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	11.91 Acres		
Lot Feat:	Back Yard, Brush, Few Trees, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	20-53-17-W5
Exterior:	Wood Frame	Zoning:	R1-R
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions:	None
-------------	------

This unique 11.91-acre property offers space, privacy, and development potential within the Town of Edson, subject to municipal approvals. Home is a 1-bedroom bungalow with basement, 24' x 34' heated detached double garage, water well, and septic system. The home was originally built in 1948 and moved onto the existing basement in 1973. Recent updates include exterior paint, bathroom fixtures, lighting, and rear entry door. Most floor coverings have been removed, with primarily exposed subfloor and some hardwood remaining. The property is undergoing natural regeneration following a recent clear-cutting of the trees. Annual local improvement tax of \$4,079.63 is scheduled to be paid in full July 2028. Property is sold as-is, where-is, without representations or warranties. Buyers are encouraged to conduct their own due diligence.