



GRASSROOTS
REALTY GROUP

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6432 17 Avenue
Edson, Alberta

MLS # A2124317



\$349,000

Division:	Edson		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	730 sq.ft.	Age:	1947 (79 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:	-
Exterior:	Wood Frame	Zoning:	R1-R
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions:	N/A
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Country living in town! 11.91 acres in Edson with a charming home, double detached garage, and tons of development potential (buyer must fill out subdivision application with the Town of Edson, and it's subject to the application process). An amazing place to build your dream acreage or a new subdivision! This property includes a water well and septic system, and the local improvement tax that is paid annually (\$4079.63) will be finished in July, 2028. Listed well below the current tax-assessed value: \$391,530.00. The property is undergoing natural regeneration after most of the trees were removed, and new exterior photos will be posted mid August.