



GRASSROOTS
REALTY GROUP

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4723 5 Avenue
Edson, Alberta

MLS # A2134266



\$225,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,483 sq.ft.	Age:	1951 (75 yrs old)
Beds:	6	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Separate Entrance		

Inclusions: N/A

All set up! Legal suites. You live on the main floor and use the single attached garage and rent out the upper and lower suites. All with private entrances. Shared laundry. Lots of parking. Five stalls at the alley plus single driveway at the street all with energized plugins. Lots of recent upgrades. Great Mountain view. Tenants will stay. Or this can be a large family home and take all the suites away.