



GRASSROOTS
REALTY GROUP

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4702 4 Avenue
Edson, Alberta

MLS # A2189703



\$240,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,096 sq.ft.	Age:	1938 (88 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	N/A
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Double corner lot with Highway 16 west exposure. Currently rented. Great investment property. Property ideal development for duplex, home business, multi unit dwelling, and home day care. Lot 10 has an older home that has been well maintained over its life. Lot 9 has room for a big garden. Exterior of home was painted in September 2025