

# \$169,900 - 4624 6 Avenue, Edson

MLS® #A2160371

**\$169,900**

3 Bedroom, 2.00 Bathroom, 1,092 sqft  
Residential on 0.16 Acres

Edson, Edson, Alberta

This charming home is ready for you to make it your own! Featuring 3 bedrooms and 2 full bathrooms, one of which is an ensuite, the original house was built in 1946, with a thoughtful addition added in 1990. The 22' x 16' garage, built in 1982, provides ample storage and parking. Situated on a spacious lot, there's plenty of room to park an RV and customize the backyard with fencing. Plus, convenient alley access adds extra versatility. Don't miss this great opportunity!

Built in 1946

## Essential Information

MLS® #	A2160371
Price	\$169,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	0.16
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4624 6 Avenue
Subdivision	Edson



City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1C8

### **Amenities**

Parking Spaces	3
Parking	Off Street, Gravel Driveway, RV Access/Parking, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Vinyl Windows, Walk-In Closet(s)
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, City Lot, Front Yard, Back Lane, Low Maintenance Landscape
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 25th, 2024
Days on Market	222
Zoning	R1 - Low Density Resident

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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