

# \$357,000 - 4810 16 Avenue, Edson

MLS® #A2183599

## \$357,000

5 Bedroom, 3.00 Bathroom, 1,159 sqft  
Residential on 0.14 Acres

Edson, Edson, Alberta

Great investment opportunity for house hackers or investors! This spacious 5-bedroom, 2.5-bathroom home is ideally located in a quite cul-de-sac, close to schools and features an upstairs suite and an illegal basement suite, each with separate access for privacy and security. Ideal for rental income, with 2 full kitchens, 2 laundries, and no internal access between the suites. Recent upgrades include newer flooring and paint, new shingles, a new furnace (1 year), newer windows, trim, baseboards, and a 3-year-old fence. The large, fenced yard offers back alley access with additional parking. Don't miss out on this well-maintained, income-generating property!

Built in 1994

## Essential Information

MLS® #	A2183599
Price	\$357,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,159
Acres	0.14
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level



Status                      Active

**Community Information**

Address                    4810 16 Avenue  
Subdivision              Edson  
City                        Edson  
County                    Yellowhead County  
Province                  Alberta  
Postal Code              T7E 1G3

**Amenities**

Parking Spaces        3  
Parking                   Off Street

**Interior**

Interior Features      Laminate Counters  
Appliances              Dishwasher, Electric Stove, Refrigerator, Washer/Dryer  
Heating                   Forced Air, Natural Gas  
Cooling                   None  
Fireplace                Yes  
# of Fireplaces         1  
Fireplaces               Electric  
Has Basement          Yes  
Basement                Full, Suite

**Exterior**

Exterior Features      Other  
Lot Description        Back Lane, Back Yard  
Roof                      Asphalt Shingle  
Construction           Wood Frame  
Foundation              Poured Concrete

**Additional Information**

Date Listed              December 16th, 2024  
Days on Market        207  
Zoning                    R1

**Listing Details**

Listing Office           CENTURY 21 TWIN REALTY

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