\$242,500 - 116 6 Avenue W, Empress

MLS® #A2256428

\$242,500

5 Bedroom, 3.00 Bathroom, 4,021 sqft Residential on 0.53 Acres

NONE, Empress, Alberta

Welcome to 116 6 Ave W in the friendly community of Empress, ABâ€"a rare opportunity to own over 4,000 sqft of living space on a massive corner property with multiple lots, mature trees, and abundant parking, including RV space. This 5 bedroom bi-level offers bright and spacious living areas with large windows and several balconies that bring in plenty of natural light. The layout provides an inviting main floor where the living room flows into the dining and kitchen areas, with easy access to a cozy sunroom that's perfect for enjoying morning coffee or evening sunsets. Upstairs you'II also find 3 bedrooms, including a generous primary suite with two walk-in closets and a private balcony, while the lower level adds even more room to spread out with recreation areas, a dry bar, gym, and hobby or office space. An attached pool area (in need of TLC) presents incredible potential, whether reimagined as a sports court, expanded living space, or restored for year-round swimming. Outside, enjoy a huge yard with a playground and fire pit, perfect for kids or hosting guests. All of this comes at a fraction of city prices, making it an exceptional chance to secure space, privacy, and value in a welcoming small-town setting.







Built in 1980

Essential Information

MLS® # A2256428

Price \$242,500

5

Bedrooms

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 4,021

Acres 0.53

Year Built 1980

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

Community Information

Address 116 6 Avenue W

Subdivision NONE

City Empress

County Special Area 2

Province Alberta

Postal Code T0J 1E0

Amenities

Parking Spaces 8

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Dry Bar, Laminate Counters, Sauna

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Fire Pit, Playground

Lot Description Back Yard, Corner Lot, Front Yard

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed September 16th, 2025

Days on Market 49

Zoning R

Listing Details

Listing Office CIR REALTY

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