

\$177,500 - 4835 7 Avenue, Edson

MLS® #A2266920

\$177,500

2 Bedroom, 1.00 Bathroom, 766 sqft

Residential on 0.16 Acres

NONE, Edson, Alberta

This charming 2-bedroom, 1-bath bungalow is the perfect investment opportunity. Situated on a large town lot on a quiet avenue. This cozy home is ideally located within walking distance to schools, the arena, the senior center, and shopping, making it an excellent choice for a variety of buyers. Whether you're a first-time home buyer, looking for a solid rental property, or wanting to downsize into an affordable and cozy home, this little gem checks all the boxes. The spacious lot offers plenty of room to build a garage and features back alley access for added convenience. New hot water tank May 30/2025. Price to sell, and a quick possession is available, making it easy to move in or get tenants in right away.

Built in 1938

Essential Information

MLS® #	A2266920
Price	\$177,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	766
Acres	0.16
Year Built	1938
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

Community Information

Address	4835 7 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1K8

Amenities

Utilities	Electricity Connected, Garbage Collection, High Speed Internet Available, Natural Gas Connected
Parking Spaces	4
Parking	Off Street, See Remarks

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot, Dog Run Fenced In
Roof	Metal
Construction	Vinyl Siding
Foundation	Other

Additional Information

Date Listed	November 18th, 2025
Days on Market	2
Zoning	R1-B

Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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