

# \$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
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### 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	209
Zoning	R1

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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