

# \$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           150  
Zoning                      R1

**Listing Details**

Listing Office             CENTURY 21 TWIN REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.