

# \$230,000 - 4025 6a Avenue, Edson

MLS® #A2192577

**\$230,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.21 Acres

Edson, Edson, Alberta

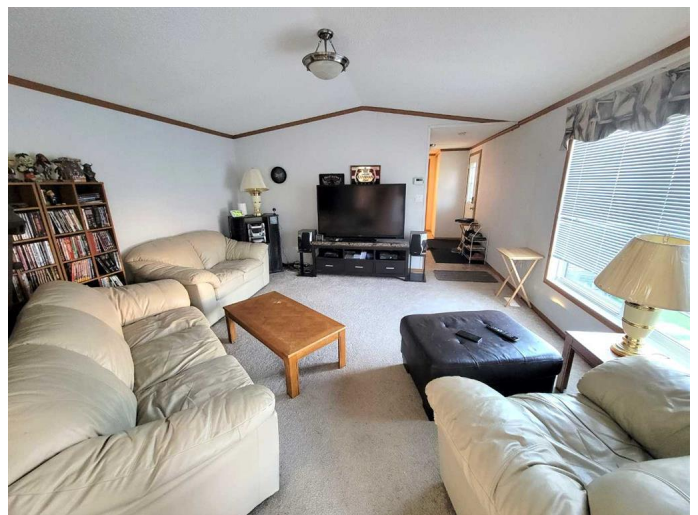
Nestled at the end of a quiet cul-de-sac on the East side of Town, you'll find this 3 bedroom, 2 bathroom modular home sitting on its own 8,934 sq. ft. lot. Features include an open concept living area with vaulted ceilings, carpet and linoleum flooring, and large windows throughout the home for lots of natural light. Excellent kitchen layout has a walk-in pantry, lots of cabinets and counter space and there's a skylight. Spacious dining area to host large family gatherings has patio doors to the back deck and the living room will accommodate loads of seating. The large primary suite is fit for the king and queen of the home, has a walk-in closet and the ensuite has a soaker tub. At the other end of the home there's two bedrooms, and a 4 piece bathroom. Large entrance with room for a bench and there's a closet for the coats and shoes. The laundry room has space for a freezer and extra storage and hosts the furnace and water heater. Outside you'll find a covered front porch, a large back deck, a shed for storage and loads of room to enjoy the outdoors in the fenced yard. Lots of room for a garden, kids play set and RV parking area. Garage can be built with Town approval. A great place to call home!

Built in 2005

## Essential Information

MLS® #

A2192577



|                |              |
|----------------|--------------|
| Price          | \$230,000    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,216        |
| Acres          | 0.21         |
| Year Built     | 2005         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4025 6a Avenue    |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1X9           |

### Amenities

|                |                                                                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Connected, Electricity Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected |
| Parking Spaces | 4                                                                                                                                                                                           |
| Parking        | Front Drive, Gravel Driveway, Off Street, RV Access/Parking                                                                                                                                 |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s), Vinyl Windows, Laminate Counters, Pantry, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Refrigerator, Dryer, Microwave Hood Fan, Stove(s), Washer, Window Coverings                                               |
| Heating           | Forced Air, Natural Gas                                                                                                               |
| Cooling           | None                                                                                                                                  |
| Basement          | None                                                                                                                                  |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Fire Pit, Private Yard, Rain Gutters, Storage                                                                                     |
| Lot Description   | Back Yard, Landscaped, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Irregular Lot, Lawn, Low Maintenance Landscape, Level, Street Lighting |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Piling(s)                |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 5th, 2025 |
| Days on Market | 89                 |
| Zoning         | RMH                |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

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