

# \$269,900 - 4605 7 Avenue, Edson

MLS® #A2235235

**\$269,900**

2 Bedroom, 1.00 Bathroom, 875 sqft

Residential on 0.16 Acres

NONE, Edson, Alberta

This 2-bedroom, 1-bathroom Bungalow with single detached garage is conveniently located close to schools and downtown Edson. The home features a bright eat in kitchen with two large windows, a spacious living room, two bedrooms and a 4pc bathroom. The basement is partially finished with A laundry room and open potential to develop a family room or additional bedroom. Outside you will find a large deck, fully fenced yard and sidewalk leading to the single garage with parking pad at the back.

Built in 1956

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235235    |
| Price          | \$269,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 875         |
| Acres          | 0.16        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

Address 4605 7 Avenue



|             |                   |
|-------------|-------------------|
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1C8           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Open Floorplan                             |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas, Floor Furnace     |
| Cooling           | None                                       |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Yard                                                      |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Wood Frame                                                        |
| Foundation        | Poured Concrete                                                   |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | June 26th, 2025           |
| Days on Market | 61                        |
| Zoning         | R1 - Low Density Resident |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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