

# \$328,000 - 6432 17 Avenue, Edson

MLS® #A2124317

**\$328,000**

2 Bedroom, 1.00 Bathroom, 730 sqft  
Residential on 11.91 Acres

Edson, Edson, Alberta

Charming acreage in Edson with tons of development potential! An amazing place to build your dream home! (11.91 acres)

Built in 1947

## Essential Information

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2124317                    |
| Price          | \$328,000                   |
| Bedrooms       | 2                           |
| Bathrooms      | 1.00                        |
| Full Baths     | 1                           |
| Square Footage | 730                         |
| Acres          | 11.91                       |
| Year Built     | 1947                        |
| Type           | Residential                 |
| Sub-Type       | Detached                    |
| Style          | Acreage with Residence, Bur |
| Status         | Active                      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6432 17 Avenue    |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1S4           |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|



|              |                                           |
|--------------|-------------------------------------------|
| Parking      | Double Garage Detached, RV Access/Parking |
| # of Garages | 2                                         |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Laminate Counters                    |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas              |
| Cooling           | None                                 |
| Has Basement      | Yes                                  |
| Basement          | Full, Unfinished                     |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Storage                                       |
| Lot Description   | Brush, Back Yard, Few Trees, Front Yard, Lawn |
| Roof              | Metal                                         |
| Construction      | Wood Frame                                    |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2024 |
| Days on Market | 488              |
| Zoning         | R1-R             |

### Listing Details

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

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