

# \$285,000 - 4006 4 Avenue, Edson

MLS® #A2250539

## \$285,000

4 Bedroom, 3.00 Bathroom, 1,100 sqft

Residential on 0.16 Acres

NONE, Edson, Alberta

Welcome to this charming 4 bedroom, 2.5 bathroom bungalow located in the quiet, family-friendly east end of town. This home offers plenty of space for the whole family!

The main level features updated flooring throughout, creating a fresh and modern feel. A bright and functional layout provides comfortable living spaces, while the lower level adds even more room for family and guests.

Outside, you'll find a 22x26 detached garage, a fully fenced yard perfect for kids or pets, and plenty of room to enjoy outdoor living. Recent updates include new shingles in 2020, giving you peace of mind for years to come.

Conveniently located close to the hospital and schools, this home combines comfort, functionality, and location.

Built in 1971

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250539  |
| Price          | \$285,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,100     |



|            |             |
|------------|-------------|
| Acres      | 0.16        |
| Year Built | 1971        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4006 4 Avenue     |
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1A1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                  |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Portable Dishwasher |
| Heating           | Forced Air                                                                   |
| Cooling           | None                                                                         |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full                                                               |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Lot Description   | Back Yard, Corner Lot, Front Yard |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 53                |

Zoning

R1

## **Listing Details**

Listing Office

CENTURY 21 TWIN REALTY

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