\$340,000 - 4204 6 Avenue, Edson

MLS® #A2230922

\$340,000

4 Bedroom, 3.00 Bathroom, 1,482 sqft Residential on 0.24 Acres

Edson, Edson, Alberta

Step into timeless charm and modern functionality with this lovingly maintained character home, ideally located in the sought-after East End of Edson. Filled with natural light, the main floor features a spacious primary bedroom with two bright windows, and original coved ceilings that bring warmth and elegance to the dining and living rooms. Upstairs, two generously sized bedrooms share a convenient 2-piece bath â€" perfect for family or guests. The fully developed basement is ideal for cozy evenings in the large family room, complete with a wood-burning stove. There's also ample space for games, a home gym, or hobbies, along with a large bedroom, 3-piece bath, laundry area, and excellent storage. Over the years, the home has seen thoughtful upgrades, including new windows, while maintaining its original charm and character. Outside, the beautifully landscaped yard offers privacy with mature trees and partial fencing. Enjoy the serene setting from the welcoming front veranda or the multi-level deck in the backyard â€" ideal for relaxing or entertaining. A standout feature is the impressive two-storey garage â€" a true "man den― or hobbyist's dream â€" fully wired with 220 power, plumbed for in-floor heat, includes a forced air furnace, water, automatic garage door opener, and a full kitchen in the upper loft. Whether you're entertaining, tackling a project, or watching the big game, this space is ready for it all.







A unique blend of classic character, comfort, and modern function â€" this one-of-a-kind property is a rare find!

Built in 1958

Essential Information

MLS® # A2230922 Price \$340,000

Bedrooms 4

Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,482 Acres 0.24 Year Built 1958

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 4204 6 Avenue

Subdivision Edson City Edson

County Yellowhead County

Province Alberta
Postal Code T7E1A6

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Cable

Available, Fiber Optics Available, Garbage Collection, High Speed

Internet Available, Water Connected

Parking Spaces 4

Parking Double Garage Detached, RV Access/Parking

of Garages 2

Interior

Interior Features Central Vacuum

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

Coverings, Microwave Hood Fan

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Basement, Wood Burning Stove

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard, Private Entrance

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Corner Lot, Front Yard, Low

Maintenance Landscape, Private

Roof Asphalt Shingle

Construction Wood Frame, Stucco

Foundation Poured Concrete

Additional Information

Date Listed June 13th, 2025

Days on Market 144

Zoning R1 - Low Density Resident

Listing Details

Listing Office CENTURY 21 TWIN REALTY

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