

# \$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	29
Zoning	R1 - Low Density Resident

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.