

# \$230,000 - 4025 6a Avenue, Edson

MLS® #A2192577

## \$230,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.21 Acres

Edson, Edson, Alberta

Nestled at the end of a quiet cul-de-sac on the East side of Town, youâ€™ll find this 3 bedroom, 2 bathroom modular home sitting on its own 8,934 sq. ft. lot. Features include an open concept living area with vaulted ceilings, carpet and linoleum flooring, and large windows throughout the home for lots of natural light. Excellent kitchen layout has a walk-in pantry, lots of cabinets and counter space and thereâ€™s a skylight. Spacious dining area to host large family gatherings has patio doors to the back deck and the living room will accommodate loads of seating. The large primary suite is fit for the king and queen of the home, has a walk-in closet and the ensuite has a soaker tub. At the other end of the home thereâ€™s two bedrooms, and a 4 piece bathroom. Large entrance with room for a bench and thereâ€™s a closet for the coats and shoes. The laundry room has space for a freezer and extra storage and hosts the furnace and water heater. Outside youâ€™ll find a covered front porch, a large back deck, a shed for storage and loads of room to enjoy the outdoors in the fenced yard. Lots of room for a garden, kids play set and RV parking area. Garage can be built with Town approval. A great place to call home!

Built in 2005

## Essential Information

MLS® #

A2192577



Price	\$230,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.21
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### Community Information

Address	4025 6a Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1X9

### Amenities

Utilities	Cable Connected, Electricity Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Front Drive, Gravel Driveway, Off Street, RV Access/Parking

### Interior

Interior Features	High Ceilings, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s), Vinyl Windows, Laminate Counters, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Dryer, Microwave Hood Fan, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Lighting, Fire Pit, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Landscaped, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Irregular Lot, Lawn, Low Maintenance Landscape, Level, Street Lighting

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	February 5th, 2025
Days on Market	107
Zoning	RMH

### **Listing Details**

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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