

# \$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	18
Zoning	R1 - Low Density Resident

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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