

# \$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	77

Zoning R1

## **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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