

\$569,900 - 4510 8a Avenue, Edson

MLS® #A2137442

\$569,900

0 Bedroom, 0.00 Bathroom, 3,518 sqft

Multi-Family on 0.20 Acres

Edson, Edson, Alberta

Profitable four plex located in a desirable family-friendly neighbourhood. Each unit features a galley style kitchen, dining area, spacious living room, 2 2-bedroom units, 2 3-bedroom units, 4-pc bathroom, storage room, private fenced yard/patio area, and designated parking for one vehicle. The building also has a shared hallway leading to a common storage room and washer dryer for added convenience. Recent upgrades include siding, windows, paint, flooring, sewer line to the building, and hot water tanks, ensuring low maintenance costs for the new owner. This property generates a steady income of \$4800 per month in gross revenue, making it a great investment opportunity. Located within walking distance to schools, public trails, parks, and shopping, this four Plex is perfect for tenants looking for a convenient and comfortable living space. Don't miss out on this fantastic opportunity to own a profitable income property in a prime location.

Built in 1966

Essential Information

MLS® #	A2137442
Price	\$569,900
Bathrooms	0.00
Square Footage	3,518
Acres	0.20
Year Built	1966



Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	4510 8a Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1B3

Amenities

Utilities	DSL Available
Parking Spaces	4
Parking	Assigned, Off Street, Stall

Interior

Interior Features	Open Floorplan, Storage
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Boiler, Natural Gas
# of Stories	2
Basement	None

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard, Landscaped, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	June 1st, 2024
Days on Market	332
Zoning	R2 - General Residential

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.