

# \$350,000 - 4204 6 Avenue, Edson

MLS® #A2230922

**\$350,000**

4 Bedroom, 3.00 Bathroom, 1,482 sqft  
Residential on 0.24 Acres

Edson, Edson, Alberta

Step into timeless charm and modern functionality with this lovingly maintained character home, ideally located in the sought-after East End of Edson. Filled with natural light, the main floor features a spacious primary bedroom with two bright windows, and original coved ceilings that bring warmth and elegance to the dining and living rooms. Upstairs, two generously sized bedrooms share a convenient 2-piece bath – perfect for family or guests. The fully developed basement is ideal for cozy evenings in the large family room, complete with a wood-burning stove. There’s also ample space for games, a home gym, or hobbies, along with a large bedroom, 3-piece bath, laundry area, and excellent storage. Over the years, the home has seen thoughtful upgrades, including new windows, while maintaining its original charm and character. Outside, the beautifully landscaped yard offers privacy with mature trees and partial fencing. Enjoy the serene setting from the welcoming front veranda or the multi-level deck in the backyard – ideal for relaxing or entertaining. A standout feature is the impressive two-storey garage – a true “man den” or hobbyist’s dream – fully wired with 220 power, plumbed for in-floor heat, includes a forced air furnace, water, automatic garage door opener, and a full kitchen in the upper loft. Whether you're entertaining, tackling a project, or watching the big game, this space is ready for it all.



A unique blend of classic character, comfort, and modern function – this one-of-a-kind property is a rare find!

Built in 1958

### **Essential Information**

MLS® #	A2230922
Price	\$350,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,482
Acres	0.24
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	4204 6 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E1A6

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected, Fiber Optics Available, High Speed Internet Available
Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Central Vacuum
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## **Exterior**

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	June 13th, 2025
Days on Market	64
Zoning	R1 - Low Density Resident

## **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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