

\$569,900 - 4504 8b Avenue, Edson

MLS® #A2137163

\$569,900

0 Bedroom, 0.00 Bathroom, 3,508 sqft
Multi-Family on 0.18 Acres

Edson, Edson, Alberta

Investors, don't miss out on this profitable four plex located in a family-friendly neighbourhood! This prime property is walking distance to schools, public trails, parks, and shopping. Each unit features a galley style kitchen, dining area, spacious living room, 2 2-bedroom units, 2 3-bedroom units, one 4-pc bathroom, storage room, private fenced yard/patio area, and designated parking for one vehicle. There is also a common hallway leading to a shared storage room and washer/dryer. Upgrades over the past several years include siding, windows, paint, flooring, sewer line to the building and hot water tanks. Generate a guaranteed \$5100 per month in gross revenue, with most tenants responsible for paying power. This is a fantastic opportunity for investors looking for a turnkey investment in a desirable location.

Built in 1965

Essential Information

MLS® #	A2137163
Price	\$569,900
Bathrooms	0.00
Square Footage	3,508
Acres	0.18
Year Built	1965
Type	Multi-Family
Sub-Type	4 plex



Style 2 Storey, Side by Side
Status Active

Community Information

Address 4504 8b Avenue
Subdivision Edson
City Edson
County Yellowhead County
Province Alberta
Postal Code T7E 1B2

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, Lawn, Low Maintenance Landscape, Landscaped
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete, Slab

Additional Information

Date Listed June 1st, 2024
Days on Market 316
Zoning R2 - General Residential

Listing Details

Listing Office CENTURY 21 TWIN REALTY

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