

# \$565,000 - 4504 8a Avenue, Edson

MLS® #A2117647

**\$565,000**

0 Bedroom, 0.00 Bathroom, 3,424 sqft  
Multi-Family on 0.21 Acres

Edson, Edson, Alberta

INVESTORS Take a Look! \$4450 per month in Gross Revenue, tenants pay power. Profitable 4-Plex located in a family friendly neighborhood walking distance to schools, public trails, parks and shopping. Each unit is finished with a galley style kitchen, dining area, spacious livingroom. 2 -2 Bedroom, 2-3 Bedroom, 1-Bathroom, storage room, private fenced yard/patio area, and assigned parking for 1 vehicle. Common hallway to shared storage room and washer and dryer. Upgrades over the past several years include siding, windows, some paint and flooring. This building is professionally managed and maintains full occupancy year round.

Built in 1966

## Essential Information

MLS® #	A2117647
Price	\$565,000
Bathrooms	0.00
Square Footage	3,424
Acres	0.21
Year Built	1966
Type	Multi-Family
Sub-Type	4 plex
Style	Side by Side, 2 Storey
Status	Active

## Community Information



Address	4504 8a Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1B3

### **Amenities**

Parking Spaces	4
Parking	Assigned, Off Street, Stall

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	March 25th, 2024
Days on Market	373
Zoning	R2 - General Residential

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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