

# \$329,900 - 4810 16 Avenue, Edson

MLS® #A2248869

**\$329,900**

5 Bedroom, 1.00 Bathroom, 1,186 sqft

Residential on 0.14 Acres

Edson, Edson, Alberta

An exceptional opportunity awaits investors and house hackers alike with this spacious 5-bedroom, 2.5-bathroom home, perfectly situated in a quiet cul-de-sac just steps from schools and local amenities. Designed for maximum rental potential, the property features an upstairs suite and an illegal basement suite, each with its own private entrance, full kitchen, and separate laundry, ensuring complete privacy and security for both units. Recent upgrades have elevated this home's appeal and minimized maintenance worries, including newer flooring and paint, some updated windows, trim, and baseboards, a newer roof, a high-efficiency furnace installed in 2024, and a sturdy fence just 4 years old. The large, fully fenced backyard offers back alley access with additional parking, making it ideal for tenants or extra vehicle storage. Whether you choose to rent out both suites for maximum cash flow or live in one and offset your mortgage with rental income from the other, this well-maintained property delivers a rare combination of location, functionality, and long-term investment potential.

Built in 1994

## Essential Information

MLS® # A2248869

Price \$329,900



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,186       |
| Acres          | 0.14        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4810 16 Avenue    |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1G3           |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Laminate Counters                                      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                  |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Gas                                                    |
| Has Basement      | Yes                                                    |
| Basement          | Full, Suite                                            |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 15th, 2025  
Days on Market            48  
Zoning                      R1

**Listing Details**

Listing Office              CENTURY 21 TWIN REALTY

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