

# \$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 307  
Zoning R2 - General Residential

### Listing Details

Listing Office CENTURY 21 TWIN REALTY

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