

# \$569,900 - 4510 8a Avenue, Edson

MLS® #A2137442

**\$569,900**

0 Bedroom, 0.00 Bathroom, 3,518 sqft  
Multi-Family on 0.20 Acres

Edson, Edson, Alberta

Profitable four plex located in a desirable family-friendly neighbourhood. Each unit features a galley style kitchen, dining area, spacious living room, 2 2-bedroom units, 2 3-bedroom units, 4-pc bathroom, storage room, private fenced yard/patio area, and designated parking for one vehicle. The building also has a shared hallway leading to a common storage room and washer dryer for added convenience. Recent upgrades include siding, windows, paint, flooring, sewer line to the building, and hot water tanks, ensuring low maintenance costs for the new owner. This property generates a steady income of \$4800 per month in gross revenue, making it a great investment opportunity. Located within walking distance to schools, public trails, parks, and shopping, this four Plex is perfect for tenants looking for a convenient and comfortable living space. Don't miss out on this fantastic opportunity to own a profitable income property in a prime location.

Built in 1966

## Essential Information

MLS® #	A2137442
Price	\$569,900
Bathrooms	0.00
Square Footage	3,518
Acres	0.20
Year Built	1966



Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	4510 8a Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1B3

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

### **Additional Information**

Date Listed	June 1st, 2024
Days on Market	308
Zoning	R2 - General Residential

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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