

\$340,000 - 4204 6 Avenue, Edson

MLS® #A2230922

\$340,000

4 Bedroom, 3.00 Bathroom, 1,482 sqft

Single Family on 0.24 Acres

Edson, Edson, Alberta

Step into timeless charm and modern functionality with this lovingly maintained character home, ideally located in the sought-after East End of Edson. Filled with natural light, the main floor features a spacious primary bedroom with two bright windows, and original coved ceilings that bring warmth and elegance to the dining and living rooms. Upstairs, two generously sized bedrooms share a convenient 2-piece bath — perfect for family or guests. The fully developed basement is ideal for cozy evenings in the large family room, complete with a wood-burning stove. There's also ample space for games, a home gym, or hobbies, along with a large bedroom, 3-piece bath, laundry area, and excellent storage. Over the years, the home has seen thoughtful upgrades, including new windows, while maintaining its original charm and character. Outside, the beautifully landscaped yard offers privacy with mature trees and partial fencing. Enjoy the serene setting from the welcoming front veranda or the multi-level deck in the backyard — ideal for relaxing or entertaining. A standout feature is the impressive two-storey garage — a true "man den" or hobbyist's dream — fully wired with 220 power, plumbed for in-floor heat, includes a forced air furnace, water, automatic garage door opener, and a full kitchen in the upper loft. Whether you're entertaining, tackling a project, or watching the big game, this space is ready for it all. A unique



blend of classic character, comfort, and modern function – this one-of-a-kind property is a rare find! (id:6289)

Built in 1958

Essential Information

Listing #	A2230922
Price	\$340,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,482
Acres	0.24
Year Built	1958
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4204 6 Avenue
Subdivision	Edson
City	Edson
Province	Alberta
Postal Code	T7E1A6

Amenities

Amenities	Airport, Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Utilities	Cable, Electricity, Natural Gas, Sewer, Water
Features	Back lane
Parking Spaces	4
Parking	Detached Garage, RV
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Forced air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CENTURY 21 TWIN REALTY



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 25th, 2025 at 10:31pm PDT