

\$242,500 - 116 6 Avenue W, Empress

MLS® #A2256428

\$242,500

5 Bedroom, 3.00 Bathroom, 4,021 sqft

Single Family on 0.53 Acres

N/A, Empress, Alberta

Welcome to 116 6 Ave W in the friendly community of Empress, AB—a rare opportunity to own over 4,000 sqft of living space on a massive corner property with multiple lots, mature trees, and abundant parking, including RV space. This 5 bedroom bi-level offers bright and spacious living areas with large windows and several balconies that bring in plenty of natural light. The layout provides an inviting main floor where the living room flows into the dining and kitchen areas, with easy access to a cozy sunroom that's perfect for enjoying morning coffee or evening sunsets. Upstairs you'll also find 3 bedrooms, including a generous primary suite with two walk-in closets and a private balcony, while the lower level adds even more room to spread out with recreation areas, a dry bar, gym, and hobby or office space. An attached pool area (in need of TLC) presents incredible potential, whether reimagined as a sports court, expanded living space, or restored for year-round swimming. Outside, enjoy a huge yard with a playground and fire pit, perfect for kids or hosting guests. All of this comes at a fraction of city prices, making it an exceptional chance to secure space, privacy, and value in a welcoming small-town setting. (id:6289)

Built in 1980

Essential Information

Listing #

A2256428



Price	\$242,500
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	4,021
Acres	0.53
Year Built	1980
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	116 6 Avenue W
Subdivision	N/A
City	Empress
Province	Alberta
Postal Code	T0J1E0

Amenities

Features	Other, Sauna
Parking Spaces	8
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	CIR REALTY
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