

# \$350,000 - 4204 6 Avenue, Edson

MLS® #A2230922

## \$350,000

4 Bedroom, 3.00 Bathroom, 1,482 sqft  
Residential 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 “œman 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 â€” this one-of-a-kind property is a rare find!

Built in 1958

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230922    |
| Price          | \$350,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,482       |
| Acres          | 0.24        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4204 6 Avenue     |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E1A6            |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected, Fiber Optics Available, High Speed Internet Available |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, RV Access/Parking  |
| # of Garages   | 2  |

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | Central Vacuum |
|-------------------|----------------|

|                 |   |
|-----------------|---|
| Appliances      | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas   |
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Basement, Wood Burning Stove  |
| Has Basement    | Yes   |
| Basement        | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Entrance, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | June 13th, 2025           |
| Days on Market | 66                        |
| Zoning         | R1 - Low Density Resident |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.