

## \$324,900 - 5137 6th Avenue, Edson

MLS® #E4429167

**\$324,900**

5 Bedroom, 3.00 Bathroom, 2,323 sqft

Single Family on 0.00 Acres

Edson, Edson, AB

Great opportunity to buy a legal duplex in Edson! This unique 1967 build is situated on a large, fenced corner lot with a newer heated double garage. Close to schools, playgrounds and other amenities. Unit A is 2bed 1.5bath and Unit B is 3bed 1.5bath. Each unit is spacious and welcoming. Each unit is currently occupied by tenants.

Built in 1967

### Essential Information

MLS® #	E4429167
Price	\$324,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,323
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 and Half Storey
Status	Active

### Community Information

Address 5137 6th Avenue



Area	Edson
Subdivision	Edson
City	Edson
County	ALBERTA
Province	AB
Postal Code	T7E 1J9

### Amenities

Amenities	Off Street Parking, On Street Parking, Crawl Space, Deck
Parking Spaces	5
Parking	Double Garage Detached, Parking Pad Cement/Paved

### Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 4th, 2025
Days on Market	17
Zoning	Zone 70

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Listing information last updated on April 21st, 2025 at 8:47am MDT