

4810 16 Avenue  
Edson, Alberta

MLS # A2248869



**\$329,900**

**Division:** Edson

**Type:** Residential/House

**Style:** Bi-Level

**Size:** 1,186 sq.ft. **Age:** 1994 (32 yrs old)

**Beds:** 5 **Baths:** 1

**Garage:** Off Street

**Lot Size:** 0.14 Acre

**Lot Feat:** Back Lane, Back Yard, Cul-De-Sac

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Laminate Counters

**Inclusions:** Second Refrigerator, Stove, Dishwasher in Bsmt Suite

An exceptional opportunity awaits investors and house hackers alike with this spacious 5-bedroom, 2.5-bathroom home, perfectly situated in a quiet cul-de-sac just steps from schools and local amenities. Designed for maximum rental potential, the property features an upstairs suite and an illegal basement suite, each with its own private entrance, full kitchen, and separate laundry, ensuring complete privacy and security for both units. Recent upgrades have elevated this home's appeal and minimized maintenance worries, including newer flooring and paint, some updated windows, trim, and baseboards, a newer roof, a high-efficiency furnace installed in 2024, and a sturdy fence just 4 years old. The large, fully fenced backyard offers back alley access with additional parking, making it ideal for tenants or extra vehicle storage. Whether you choose to rent out both suites for maximum cash flow or live in one and offset your mortgage with rental income from the other, this well-maintained property delivers a rare combination of location, functionality, and long-term investment potential.