

6432 17 Avenue  
Edson, Alberta

MLS # A2124317



**\$319,900**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	730 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	11.91 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Few Trees, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1-R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		
<b>Inclusions:</b>	N/A		

11.91 acres in Edson with a charming home, a nice garage, tons of development potential! An amazing place to build your dream acreage! The local improvement tax that is paid annually (\$4079.63) will be finished in July, 2028.