



## 4615 4 Avenue Edson AB

\$106,000

Amazing Location Along 4th Avenue (HWY 16) Perfect HWY Exposure For Your Business! This Two Bedroom, One Bathroom Home This Home is Located on a Large 50' x 140' Lot With Back Alley Access and HWY 16 West Frontage. Large Entry Porch for All Those Coats Boots & Extras. Huge Yard With Lots of Parking and Mature Trees. A Total of Three Adjoining Lots Available If you are Looking for a Larger Property for Your Business. Excellent Location With All Amenities Within Walking Distance. C-3 Highway Commercial Zoning Allows For a Variety of Uses for this Versatile Property.

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

[lindakennedy@live.ca](mailto:lindakennedy@live.ca)



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)