

FOR SALE

EDSON RESIDENTIAL/LAND

NAI Commercial



MOTIVATED  
VENDOR

HIGHWAY 16

7510 - 4 AVENUE | EDSON, AB | RESIDENTIAL/LAND

#### PROPERTY HIGHLIGHTS

- 4,564 sq.ft.± residential property situated on 103.27 acres
- Featuring 4 bedrooms, large dining room, 3 full and 2 half bathrooms, enclosed deck area
- Excellent access to Yellowhead Highway (HWY 16)
- Additional storage buildings on site
- Urban Reserve zoned land with potential to develop

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**ADDITIONAL INFORMATION**

AREA AVAILABLE 4,564 sq.ft.± on 103.27 acres±

LEGAL DESCRIPTION Pt. SE-18-53-17-W5

ZONING UR (Urban Reserve)

AVAILABLE Immediately

YEAR BUILT 1974

HEATING Forced air

PROPERTY TAXES \$7,255.78 (2023)

SALE PRICE \$2,750,000 **\$1,950,000**



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