116 6 Avenue W
Empress, Alberta

MLS # A2256428

$242,500

Division:	NONE
Type:	Residential/House
Style:	Bi-Level

Size:	4,021 sq.ft.	**Age:**	1980 (46 yrs old)
Beds:	5	**Baths:**	2 full / 1 half

Garage:	Double Garage Attached
Lot Size:	0.53 Acre
Lot Feat:	Back Yard, Corner Lot, Front Yard

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Linoleum, Tile		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Brick, Vinyl Siding		**Zoning:**	R
Foundation:	Poured Concrete		**Utilities:**	-

Features: Built-in Features, Dry Bar, Laminate Counters, Sauna

Inclusions: Pool Table & Accessories; Gym Equipment; Playground; Shed; Garage Cabinets

Welcome to 116 6 Ave W in the friendly community of Empress, AB—a rare opportunity to own over 4,000 sqft of living space on a massive corner property with multiple lots, mature trees, and abundant parking, including RV space. This 5 bedroom bi-level offers bright and spacious living areas with large windows and several balconies that bring in plenty of natural light. The layout provides an inviting main floor where the living room flows into the dining and kitchen areas, with easy access to a cozy sunroom that’s perfect for enjoying morning coffee or evening sunsets. Upstairs you’ll also find 3 bedrooms, including a generous primary suite with two walk-in closets and a private balcony, while the lower level adds even more room to spread out with recreation areas, a dry bar, gym, and hobby or office space. An attached pool area (in need of TLC) presents incredible potential, whether reimagined as a sports court, expanded living space, or restored for year-round swimming. Outside, enjoy a huge yard with a playground and fire pit, perfect for kids or hosting guests. All of this comes at a fraction of city prices, making it an exceptional chance to secure space, privacy, and value in a welcoming small-town setting.