

\$242,500 - 116 6 Avenue W, Empress

MLS® #A2256428

\$242,500

5 Bedroom, 3.00 Bathroom, 4,021 sqft
Residential on 0.53 Acres

NONE, Empress, Alberta

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.

Built in 1980

Essential Information

MLS® # A2256428



Price	\$242,500
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	4,021
Acres	0.53
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	116 6 Avenue W
Subdivision	NONE
City	Empress
County	Special Area 2
Province	Alberta
Postal Code	T0J 1E0

Amenities

Parking Spaces	8
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Dry Bar, Laminate Counters, Sauna
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Playground
Lot Description	Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed September 16th, 2025
Days on Market 1
Zoning R

Listing Details

Listing Office CIR REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.