

# \$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        5  
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.