

# \$324,900 - 1102 55 Street, Edson

MLS® #A2153627

## \$324,900

4 Bedroom, 2.00 Bathroom, 1,086 sqft

Residential on 0.17 Acres

Edson, Edson, Alberta

Welcome to this charming bungalow nestled in a peaceful residential neighborhood, just a stone's throw away from two elementary schools. You'll love the spacious fenced yard surrounded by mature trees, ample off-street parking, RV parking, and potential for a future garage. Enjoy relaxing on the rear deck or gathering around the private fire pit area. Inside, you'll find upgrades including a modern main bathroom and a kitchen equipped with stainless steel appliances. The basement boasts a cozy family room with a wood burning fireplace, a generously sized fourth bedroom, a convenient 3-piece bathroom, and a laundry room with plenty of storage space. Don't miss out on this lovely home!

Built in 1976

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2153627    |
| Price          | \$324,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,086       |
| Acres          | 0.17        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1102 55 Street    |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1J7           |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Washer |
| Heating           | Forced Air, Natural Gas                               |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Basement, Wood Burning                                |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other               |
| Lot Description   | Irregular Lot, Lawn |
| Roof              | Asphalt Shingle     |
| Construction      | Wood Frame          |
| Foundation        | Poured Concrete     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2024 |
| Days on Market | 274             |
| Zoning         | R1-B            |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

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