

# \$295,000 - 1507 65 Street, Edson

MLS® #A2196930

## \$295,000

3 Bedroom, 2.00 Bathroom, 1,273 sqft

Residential on 0.81 Acres

Edson, Edson, Alberta

Nestled amongst the trees on 0.81 acre town lot, this 3 bedroom 1.5 bathroom home provides the space for a family and peacefulness of nature. This home has a good sized kitchen with a large pantry and lots of storage. Dining area provides more storage with built in cabinetry and desk. The bay window in the living room allows a lot of natural light to flood the home. Main floor continues with the primary bedroom with access to 2 piece bathroom, 2 additional bedrooms, main floor laundry and main bathroom. The unfinished basement offers endless potential for expansion, whether you envision adding extra living space, a home office, or a recreational area. An oversized double garage with concrete flooring and power complete the property.

Built in 1985

## Essential Information

MLS® #	A2196930
Price	\$295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,273
Acres	0.81
Year Built	1985



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1507 65 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1S3

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Laminate Counters, Pantry
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Corner Lot, Front Yard, Private, Treed
Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	February 26th, 2025
Days on Market	118
Zoning	R1-R

### Listing Details

Listing Office

ROYAL LEPAGE EDSON REAL ESTATE

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.