

\$425,000 - 304 Edward Street, Monarch

MLS® #A2229484

\$425,000

6 Bedroom, 2.00 Bathroom, 1,331 sqft
Residential on 0.29 Acres

NONE, Monarch, Alberta

This spacious five-bedroom, two-bath home sits on an oversized lot with direct access to a playground—perfect for families. Enjoy the convenience of main-floor laundry, an attached heated garage, and dedicated RV parking. The beautifully landscaped backyard offers a peaceful, private retreat just steps from green space and play structures. Homes like this don’t come along often—book your showing today!



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2229484 |
| Price | \$425,000 |
| Bedrooms | 6 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,331 |
| Acres | 0.29 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 304 Edward Street |
| Subdivision | NONE |
| City | Monarch |
| County | Lethbridge County |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T0L 1S0 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
| Parking | Single Garage Attached, RV Access/Parking |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s) |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Fire Pit |
| Lot Description | Backs on to Park/Green Space |
| Roof | Asphalt Shingle |
| Construction | Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 4 |
| Zoning | R |

Listing Details

| | |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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.