

# \$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, Treed, Private
Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	41
Zoning	R1-R

### **Listing Details**

Listing Office

ROYAL LEPAGE EDSON REAL ESTATE

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