

# \$190,000 - 526 1 Street W, Empress

MLS® #A2213264

**\$190,000**

3 Bedroom, 1.00 Bathroom, 1,301 sqft

Residential on 0.79 Acres

NONE, Empress, Alberta

Welcome to this absolutely charming 1300 sqft two-storey home spanning across 6 lots and nestled in the peaceful community of Empress, Alberta. From the moment you arrive, youâ€™ll fall in love with the eye-catching yellow siding, bold front door, and cozy front deckâ€”perfect for morning coffee or relaxing in the evenings. Step inside to a front porch/mudroom, offering a convenient place to drop your bags and boots. As you move into the main floor, youâ€™re greeted by a bright and welcoming living room filled with natural light from large windows. The standout wood-burning stove adds character and warmth, making this a super cozy spot during those chilly prairie winters. The cheerful dining room flows nicely into a functional kitchen featuring stainless steel appliances, a gas stove, and a charming island. Upstairs, you'll find a generously sized primary bedroom with two closets, plus two additional bedrooms and a 4 pc bathroom. The partially finished basement offers tons of potential! Whether you're dreaming of a guest space, playroom, or family room, itâ€™s ready to be customized to your needs. There's also a laundry room, a cold room, and ample storage throughout. This property offers an impressive lot with mature trees, a double detached garage, and plenty of parking space for vehicles, trailers, or RVs. To the north of the home lies a generous 40x120 ft area, ideal for a large garden. Adjacent to this space is a 10x19 ft garden shed with durable vinyl siding. Additionally, thereâ€™s a



second 10x12 ft shed located beside the garage, offering even more convenient storage options. Whether you're a hobbyist, gardener, or outdoor enthusiast, there's room for it all. Various updates have been done in recent years and include a new high efficient furnace, A/C, water heater, vinyl windows and shingles as well as new appliances and more! Located near the Saskatchewan and Alberta border, Empress is a quaint and friendly community known for its wide-open skies, river valley views, and historic charm. It's the kind of place where property is affordable and life slows down just a little. Come and see what makes this home "and Empress" so special!

### Essential Information

MLS® #	A2213264
Price	\$190,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,301
Acres	0.79
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	526 1 Street W
Subdivision	NONE
City	Empress
County	Special Area 2
Province	Alberta
Postal Code	T0J 1E0

### Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), See Remarks, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other, Storage, RV Hookup
Lot Description	Back Yard, Front Yard, Lawn, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 21st, 2025
Days on Market	7
Zoning	R

## Listing Details

Listing Office	CIR REALTY
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