

\$335,000 - 811 45 Street, Edson

MLS® #A2188333

\$335,000

3 Bedroom, 1.00 Bathroom, 1,092 sqft

Residential on 0.17 Acres

Edson, Edson, Alberta

This exceptional home was fully renovated a few years ago and is ideally located near many schools and amenities. The open concept design features a bright modern kitchen and dining area that is perfect for entertaining with ample counter space, abundant cabinetry, a large island, walk-in pantry, and matching stainless steel appliances.

The main floor includes three generously sized bedrooms, a luxurious 5-piece bathroom, a spacious living room, and a convenient hall closet with stackable washer and dryer. The full basement is ready for development to accommodate your family's needs. Notable upgrades over the past five years include a new furnace, hot water tank, plumbing, electrical systems, doors, windows, shingles, and appliances.

This well-maintained property also features an attached carport and back alley access, plus a storage shed in the partially fenced backyard. Ready for a new family!

Built in 1965

Essential Information

MLS® #	A2188333
Price	\$335,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,092



Acres	0.17
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	811 45 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1B3

Amenities

Parking Spaces	5
Parking	Off Street, Attached Carport, RV Access/Parking

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 16th, 2025
Days on Market	94
Zoning	R1

Listing Details

Listing Office

CENTURY 21 TWIN REALTY

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