

# \$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 | 120                 |
| Zoning         | R1-R                |

### Listing Details

Listing Office

ROYAL LEPAGE EDSON REAL ESTATE

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