# \$345,000 - 1402 Edson Drive, Edson

MLS® #A2199603

## \$345,000

4 Bedroom, 3.00 Bathroom, 1,041 sqft Residential on 0.01 Acres

Edson, Edson, Alberta

This family home is the perfect property for you! With 4 bedrooms and 3 bathrooms it has room for everyone. The home has been updated and has a warm, cozy feeling while also being bright and airy. Enjoy a large living room, with access to the dining room and kitchen, 3 of the bedrooms and 2 bathrooms on the main floor. Downstairs has new flooring, paint and windows and boasts a large rec room, the 3rd bathroom, the 4th bedroom and the laundry and utility areas. The fully fenced yard is perfect for kids and animals to play and the large deck is ready to host friends and family. Back alley accesses the paved parking pad and there is a shed for outdoor storage. Close to schools, parks and the rec center it is a great option as your new home!



#### **Essential Information**

MLS® # A2199603 Price \$345,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,041

Acres 0.01

Year Built 1979

Type Residential







Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 1402 Edson Drive

Subdivision Edson City Edson

County Yellowhead County

Province Alberta
Postal Code T7E 1H6

### **Amenities**

Parking Spaces 2

Parking Off Street, Parking Pad

## Interior

Interior Features Storage

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Lane, Landscaped, Back Yard, Cleared, Front Yard, Lawn

Roof Asphalt Shingle
Construction Wood Frame

Foundation Wood

#### Additional Information

Date Listed March 6th, 2025

Days on Market 243
Zoning R-1B

# **Listing Details**

Listing Office ROYAL LEPAGE EDSON REAL ESTATE

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