

# \$99,900 - 180 1 Street South, Edberg

MLS® #A2223442

**\$99,900**

2 Bedroom, 1.00 Bathroom, 1,066 sqft

Residential on 0.41 Acres

Edberg, Edberg, Alberta

WELCOME TO ALBERTA! This is Edberg, a mighty little community atop the Dried Meat Lake/Battle River Coulee. At just over 25 minutes to Camrose, Edberg offers great big lots, cute homes and great location within the province all at affordable prices. This home comes to us with a metal roof and vinyl siding. Over 1000 square feet on the main floor, a big master bedroom and a healthy sized second, plus a 4 piece main floor bathroom. The basement is unfinished but makes for good storage. Out back we've got a great big yard, fenced off, with a deck that is partially covered to shield the elements. A finished detached garage with 220 power is suitable for metalworking, woodworking or just great parking, a covered carport to the side completes it. Oversized garden shed, raised garden boxes, greenhouse and pond in addition to a whole bunch of fruit trees shrubs complete this 100'X120' lot. Looking for a great way to kill a day? Head down to the river for some floating, fishing, or hop across the road and into dried meat lake of which my buddy Logan says has the best boating sports in Alberta.

Built in 1958

## Essential Information

MLS® # A2223442

Price \$99,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,066
Acres	0.41
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	180 1 Street South
Subdivision	Edberg
City	Edberg
County	Camrose County
Province	Alberta
Postal Code	T0B 0G4

### Amenities

Parking Spaces	10
Parking	Off Street, Parking Pad, Carport, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Garden, No Neighbours Behind, Private, Gentle Sloping, Interior Lot, Lawn, Open Lot
Roof	Metal
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	50
Zoning	Residential

**Listing Details**

Listing Office	Alberta Realty Inc.
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