# \$275,000 - #1, 53407 Range Road 155, Edson

MLS® #A2258572

## \$275,000

5 Bedroom, 3.00 Bathroom, 1,173 sqft Residential on 2.99 Acres

NONE, Edson, Alberta

Good bones, ready for your touch!

This home in the sought-after Pinedale
Estates offers the perfect blend of community
and country living, just minutes from town.

Step through the double door entrance, Lots of
natural light makes for warm welcoming feel.

The living room features a charming
wood-accented fireplace and open to the
dining room, complete with glass French doors
to the backyard. The functional kitchen
provides plenty of counter space. Also on this
level, you'II find a primary bedroom with
ensuite, two additional bedrooms, and a full
3-piece bath.

The partially finished lower level includes two bedrooms, a half bath, and a wood stove with a convenient wood bin tucked under the stairs. Home ahas a large double car attached garage. Never carry your groceries through the snow again.

Outside, enjoy the well-manicured lawn, mature trees, firepit, and plenty of room for a garden. Lots of space for family gatherings and camping weekendsâ€l.when the family all comes to help with the renos! Furnace was serviced Oct 27, 2025.

Built in 1981

## **Essential Information**

MLS® # A2258572 Price \$275,000







Bedrooms 5

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,173

Acres 2.99

Year Built 1981

Type Residential Sub-Type Detached

Style Bi-Level, Acreage with Residence

Status Active

## **Community Information**

Address #1, 53407 Range Road 155

Subdivision NONE City Edson

County Yellowhead County

Province Alberta
Postal Code T7E 3B5

#### **Amenities**

Parking Spaces 6

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer,

Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Wood Burning, Wood Burning Stove

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Fire Pit

Lot Description See Remarks

Roof Metal

Construction Composite Siding

Foundation Wood

## **Additional Information**

Date Listed September 19th, 2025

Days on Market 47

Zoning CRD

## **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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