

# \$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 fixer-upper 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, youâ€™ll 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€™.when the family all comes to help with the renos!

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	Acreage with Residence, Bi-Level
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	None
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

### 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	1
Zoning	CRD

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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