

\$321,900 - 811 45 Street, Edson

MLS® #A2188333

\$321,900

3 Bedroom, 1.00 Bathroom, 1,092 sqft

Residential on 0.17 Acres

Edson, Edson, Alberta

This exceptional home was fully renovated a few years ago and is ideally located near many schools and amenities. The open concept design features a bright modern kitchen and dining area that is perfect for entertaining with ample counter space, abundant cabinetry, a large island, walk-in pantry, and matching stainless steel appliances.

The main floor includes three generously sized bedrooms, a luxurious 5-piece bathroom, a spacious living room, and a convenient hall closet with stackable washer and dryer. The full basement is ready for development to accommodate your family's needs. Notable upgrades over the past five years include a new furnace, hot water tank, plumbing, electrical systems, doors, windows, shingles, and appliances.

This well-maintained property also features an attached carport and back alley access, plus a storage shed in the partially fenced backyard. Ready for a new family!

Built in 1965

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2188333 |
| Price | \$321,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,092 |



| | |
|------------|-------------|
| Acres | 0.17 |
| Year Built | 1965 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 811 45 Street |
| Subdivision | Edson |
| City | Edson |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E 1B3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 5 |
| Parking | Attached Carport, Off Street, RV Access/Parking |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Pantry |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, Few Trees, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 16th, 2025 |
| Days on Market | 158 |
| Zoning | R1 |

Listing Details

Listing Office

CENTURY 21 TWIN REALTY

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