

# \$324,900 - 811 45 Street, Edson

MLS® #A2188333

## \$324,900

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	\$324,900
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	Off Street, RV Access/Parking, Attached Carport

### **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	114
Zoning	R1

### **Listing Details**

Listing Office

CENTURY 21 TWIN REALTY

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