

\$169,900 - 1510 63 Street, Edson

MLS® #A2161805

\$169,900

2 Bedroom, 1.00 Bathroom, 778 sqft

Residential on 0.16 Acres

Edson, Edson, Alberta

Welcome to this delightful gem on 63rd Street in Edson, offering a perfect blend of comfort and opportunity. Ideal for first-time homebuyers, savvy investors, or those looking to downsize while still enjoying their own space, this property boasts a fantastic location and limitless potential.

Step inside to find a cozy interior ready for your personal touch. The living areas provide a welcoming atmosphere, while the two bedrooms offer each their own space. The single bathroom is functional and offers room for updates if desired.

Situated in a sought-after neighborhood, this home presents a great opportunity for rental income or a perfect starter home. Investors will appreciate the potential for strong cash flow, while first-time buyers will find it a wonderful place to begin their homeownership journey. For those looking to downsize, this property provides a manageable size without sacrificing comfort or outdoor space.

Built in 1935

Essential Information

MLS® #	A2161805
Price	\$169,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	778



Acres	0.16
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1510 63 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1S2

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Laminate Counters
Appliances	Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2024
Days on Market	233
Zoning	R1-R Rural Residential

Listing Details

Listing Office

CENTURY 21 TWIN REALTY

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