

# \$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	234
Zoning	R1-R Rural Residential

### **Listing Details**

Listing Office

CENTURY 21 TWIN REALTY

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