

# \$139,900 - 1510 63 Street, Edson

MLS® #A2161805

**\$139,900**

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          | \$139,900 |
| 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 | 431                    |
| Zoning         | R1-R Rural Residential |

### Listing Details

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