

# \$330,000 - 427 70 Street, Edson

MLS® #A2206774

## \$330,000

4 Bedroom, 2.00 Bathroom, 1,214 sqft

Residential on 0.17 Acres

NONE, Edson, Alberta

This beautifully renovated home offers comfort, functionality, and style throughout. Downstairs you will find a fully finished layout with a versatile office/hobby room and a cool, spacious cold room for added storage along with a full bath and washer room. On the main floor, the living room features a charming privacy window, while brand-new windows throughout the home provide abundant natural light and energy efficiently. The kitchen being bright with an open layout really being the heart of the home. Upstairs you will find a cozy master bedroom with mountain views (on a good day) and an adjacent room perfect for a growing family. Step outside to your own backyard retreat--fully private and perfect for relaxing or hosting. Enjoy cooking and entertaining with a natural gas BBQ hookup conveniently located under the covered back deck. The 14x16 ft. powered, insulated and heated shed makes an ideal workshop or studio place. This property truly blends modern upgrades with everyday practicality in a peaceful setting.

Built in 1952

## Essential Information

MLS® #	A2206774
Price	\$330,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,214
Acres	0.17
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	427 70 Street
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1M8

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	None

### **Interior**

Interior Features	Storage, No Smoking Home, Track Lighting
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings, Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Front Yard, Landscaped, Lawn, City Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	92
Zoning	R-GR

## **Listing Details**

Listing Office	RE/MAX BOXSHAW FOUR REALTY
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