

# \$425,000 - 1105 61 Street, Edson

MLS® #A2211448

**\$425,000**

6 Bedroom, 3.00 Bathroom, 1,582 sqft

Residential on 0.17 Acres

NONE, Edson, Alberta

Great family home in West Grove in a cul-de-sac location. Backs on to the walking trails. New vinyl flooring in basement.

Built in 1999

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211448          |
| Price          | \$425,000         |
| Bedrooms       | 6                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,582             |
| Acres          | 0.17              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1105 61 Street    |
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1Y1           |

## Amenities

Utilities      Garbage Collection, Sewer Connected, Electricity Connected, Natural



|                |                                |
|----------------|--------------------------------|
|                | Gas Connected, Water Connected |
| Parking Spaces | 4                              |
| Parking        | Double Garage Attached         |
| # of Garages   | 2                              |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings                                               |
| Appliances        | Refrigerator, Stove(s), Window Coverings, Dryer, Microwave Hood Fan, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas, Living Room                                                            |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                      |
| Lot Description   | Backs on to Park/Green Space, Back Yard, Front Yard, Greenbelt, Lawn, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                   |
| Construction      | Vinyl Siding, Wood Frame                                                                          |
| Foundation        | Poured Concrete                                                                                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 120              |
| Zoning         | R-1B             |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX BOXSHAW FOUR REALTY |
|----------------|----------------------------|

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