



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

823 50 Street  
Edson, Alberta

MLS # A2260270



**\$162,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	920 sq.ft.	Age:	1924 (101 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	21-53-17-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete, Wood	Utilities:	Electricity, Natural Gas
Features:	See Remarks		

Inclusions: None

Charming and extensively renovated 2-bedroom home just a short walk to downtown Edson! Features a bright eat-in kitchen, spacious living room with room for a formal dining area or office, 2 cozy bedrooms, 4-pc bath, large rear entry, and an old-fashioned covered front veranda in the front of this home. The unfinished basement offers laundry and extra storage. Upgrades include new windows, exterior paint, shingles, levelled porch with concrete added to the foundation, updated bathroom fixtures, modern lighting, new flooring, newer hot-water tank, and a stylish kitchen with new cupboards, countertops, and appliances. The private yard with mature trees provides plenty of space for kids or outdoor entertaining. Close to schools, the recreation centre, walking trails, and downtown amenities—perfect for a young family, first-time buyer, or downsizer seeking comfort and convenience!