



GRASSROOTS
REALTY GROUP

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**723 50 Street
Edson, Alberta**

MLS # A2143131



\$310,000

Division:	Edson		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,088 sq.ft.	Age:	1923 (102 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Boiler	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Double Vanity, Kitchen Island, Metal Counters, Vinyl Windows		

Inclusions: Shed, Hot Tub and Lid

This 4 bedroom, 2 bathroom family home has historic charm combined with modern amenities. This century-old residence boasts original details such as stain glass windows and glass door knobs, capturing the essence of the era. Large kitchen with three sinks, kitchen island, and stainless steel counter tops and appliances, provides room for all of the chefs in the home. Four spacious bedrooms provide ample accommodations. Family room upstairs features distinctive barn board wall, adding warmth and character. The vaulted ceilings and large windows enhance the sense of space and airiness throughout. Enjoy a peaceful retreat in the enclosed porch, perfect for morning coffee or relaxing evenings. Fully fenced yard and wooden deck are ready for outdoor entertaining and pets. This home blends historic charm with contemporary conveniences, offering a unique opportunity for those seeking a distinctive living experience.