



GRASSROOTS
REALTY GROUP

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

**1510 63 Street
Edson, Alberta**

MLS # A2161805



\$159,900

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	778 sq.ft.	Age:	1935 (90 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-R Rural Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: None

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.