

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

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 80 |
| Zoning | R-GR |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.