

## \$454,900 - 916 62a Street, Edson

MLS® #E4450615

**\$454,900**

5 Bedroom, 3.00 Bathroom, 1,254 sqft

Single Family on 0.00 Acres

Edson, Edson, AB

Looking for a beautiful, well maintained, move in ready home? Look no further! Located in the desirable area of West Grove in Edson, you will feel at home from the moment you open the front door. The spacious foyer w/ neutral colour tones & beautiful hardwood floors that lead you to the main floor. Upstairs has wonderful natural light, a huge living area, and an eat-in kitchen w/ lots of cabinets. From the kitchen there is a door to the 2 tier deck with gazebo on the lower level, overlooking the incredible 11,000 sq ft private corner lot. There are 3 bedrooms up including a primary bedroom w/ walk in closet & 3 pc ensuite. Finishing off the upstairs is an additional 4 pc bathroom w/ jetted tub! Downstairs you will find a large recreational room - perfect for entertaining, 2 additional bedrooms, a full bathroom & laundry room. There is also plenty of storage! 2 storage rooms in the basement, storage in the double oversized garage & large storage shed! Plus RV parking! This home truly has it all.

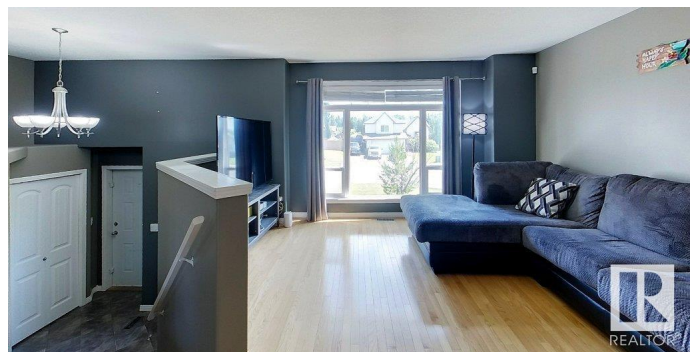
Built in 2006

### Essential Information

MLS® # E4450615

Price \$454,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,254                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 916 62a Street |
| Area        | Edson          |
| Subdivision | Edson          |
| City        | Edson          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7E 1Y6        |

### **Amenities**

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Deck, Fire Pit, Gazebo, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                  |

### **Interior**

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                    |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, Vinyl                    |
| Exterior Features | Corner Lot, Fenced, Landscaped |
| Roof              | Asphalt Shingles               |
| Construction      | Wood, Vinyl                    |
| Foundation        | Concrete Perimeter             |

**Additional Information**

Date Listed                July 31st, 2025  
Days on Market        7  
Zoning                    Zone 70

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