

\$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, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	March 28th, 2025
Days on Market	83
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.