

# \$507,000 - 910 62 Street, Edson

MLS® #A2166697

**\$507,000**

5 Bedroom, 3.00 Bathroom, 1,316 sqft  
Residential on 0.19 Acres

Edson, Edson, Alberta

This is a rare opportunity to own a custom home with original owner's. Pride of ownership is evident everywhere. As you approach the home you will notice it is in a quiet cul de sac and away from busy roads. There is RV parking, beautiful landscaping and a custom parking pad with colored and stamped concrete as well as exposed aggregate. Enter the unique front door into an oversized foyer with a built in, live edge bench, hooks and wood walls. There is access to the double attached garage which has 2 separate garage doors, hot and cold plumbing and built in cabinetry. On the main floor you will find an open floorplan with soaring ceilings, perfect for families and an entertainers dream. Light pours in through the extra large windows highlighting the front living room, center kitchen and generous sized dining room. The kitchen is equipped with ample counter space, an 8 foot island, built in wall oven, induction cooktop, solid oak cupboards and a pantry. The dining room has access to the backyard through the double french doors and leads out to the large, partially covered, composite wood deck. You will find a gas BBQ hook up, metal railings, and room for lounging. The yard is fully fenced with cedar tongue and groove wood and has over 100 ft of evergreen trees lining the back making the house, deck and yard especially private. The yard has enough room for any customization you may want or leave it and enjoy the already gorgeous landscaping. Back inside the main floor has 2



secondary bedrooms with a renovated main bathroom and a primary suite you will love. Large enough for a king sized bed with all the furniture it also has a good sized walk in closet and a spa like primary bathroom which includes a 2 person corner tub, glass block window, separate shower and pedestal sink. The fully developed basement with 10 ft high ceilings has 2 additional bedrooms, a full bathroom, laundry room, utility area and a massive rec room. The rec room has a gas fireplace with custom rock surround and oversized windows making it bright and inviting. There are many extras including laminate flooring on the main floor, custom wood blinds, metal blinds in the primary ensuite, central vacuum, laundry chute in one of the bedrooms and wood walls. Just 2 years ago the hot water tank was replaced and the furnace and vents were cleaned at that time. This is a perfect family home whether you are just starting your family or have older children. Don't wait, take a look at the 3D scan and then come view this special home.

Built in 2004

### **Essential Information**

MLS® #	A2166697
Price	\$507,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,316
Acres	0.19
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	910 62 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1Y7

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Chandelier, High Ceilings, Vinyl Windows, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Oven-Built-In, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Gentle Sloping, Lawn, Landscaped, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Masonite, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 19th, 2024
Days on Market	212
Zoning	R-1B

### **Listing Details**

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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