

# \$310,000 - 723 50 Street, Edson

MLS® #A2143131

**\$310,000**

4 Bedroom, 2.00 Bathroom, 2,088 sqft

Residential on 0.15 Acres

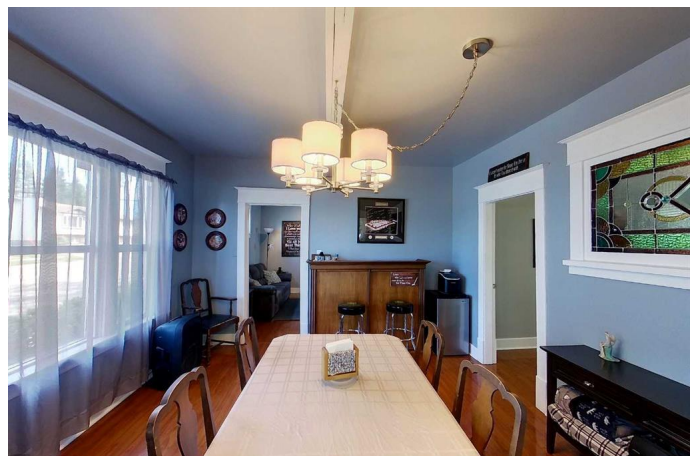
Edson, Edson, Alberta

This 4 bedroom, 2 bathroom family home has historic charm combined with modern amenities. This century-old residence boasts original details such as stain glass windows and glass door knobs, capturing the essence of the era. Large kitchen with three sinks, kitchen island, and stainless steel counter tops and appliances, provides room for all of the chefs in the home. Four spacious bedrooms provide ample accommodations. Family room upstairs features distinctive barn board wall, adding warmth and character. The vaulted ceilings and large windows enhance the sense of space and airiness throughout. Enjoy a peaceful retreat in the enclosed porch, perfect for morning coffee or relaxing evenings. Fully fenced yard and wooden deck are ready for outdoor entertaining and pets. This home blends historic charm with contemporary conveniences, offering a unique opportunity for those seeking a distinctive living experience.

Built in 1923

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2143131  |
| Price          | \$310,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 2,088     |



|            |                   |
|------------|-------------------|
| Acres      | 0.15              |
| Year Built | 1923              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | 1 and Half Storey |
| Status     | Active            |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 723 50 Street     |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1N7           |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Ceiling Fan(s), Metal Counters, Double Vanity, Vinyl Windows, Kitchen Island |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Range Hood, Stove(s), Washer, Window Coverings    |
| Heating           | Boiler                                                                                        |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Electric                                                                                      |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Unfinished                                                                              |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Back Lane, Corner Lot |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2024 |
| Days on Market | 411             |
| Zoning         | R-1B            |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

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