

## \$469,999 - 916 62a Street, Edson

MLS® #E4443228

**\$469,999**

5 Bedroom, 3.00 Bathroom, 1,254 sqft  
Single Family on 0.00 Acres

Edson, Edson, AB

Move in ready!!! Welcome to this wonderful bi-level on a huge corner lot that has everything you could want, inside & out! Located in the desirable area of West Grove, you will feel at home from the moment you open the front door & step into the spacious foyer w/ neutral colour tones & beautiful hardwood floors leading you to the main floor. Upstairs has wonderful natural light, a huge living area, an eat-in kitchen w/ lots of cabinets & a door to the 2 tier deck with gazebo on the lower level, overlooking the incredible 11,000 sq ft private 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® #	E4443228
Price	\$469,999
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            June 19th, 2025  
Days on Market      15  
Zoning                Zone 70

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