

# \$449,000 - 913 62 Street, Edson

MLS® #A2245467

**\$449,000**

5 Bedroom, 3.00 Bathroom, 1,229 sqft  
Residential on 0.17 Acres

NONE, Edson, Alberta

Nestled in a quiet Westgrove cul-de-sac, this spacious five-bedroom family home is ready for immediate possession. The main floor features new luxury vinyl plank flooring, vaulted ceilings, and custom blinds, creating a welcoming atmosphere. The bright, sunlit kitchen boasts crisp white cabinetry, stainless steel appliances, and plenty of morning light. The generous primary bedroom includes a walk-in closet and a full 4-piece ensuite bathroom. Downstairs, you'll find two additional bedrooms, a large bright laundry room, a full bath, and a large family room complete with a theatre projection screen—perfect for movie nights. Step outside to enjoy the beautifully landscaped backyard, featuring a cozy firepit area, raised garden beds, and a new pergola-deck for relaxing or entertaining. Recent updates include new flooring, roof, and hot water tank—giving you peace of mind for years to come. Conveniently located near trails and schools, this home offers both comfort and convenience.

Built in 2004

## Essential Information

MLS® #	A2245467
Price	\$449,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,229
Acres	0.17
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	913 62 Street
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1Y7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 2nd, 2025
Zoning	R-1B

## **Listing Details**

Listing Office	CENTURY 21 TWIN 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.