

\$189,900 - 613 53 Street, Edson

MLS® #A2246862

\$189,900

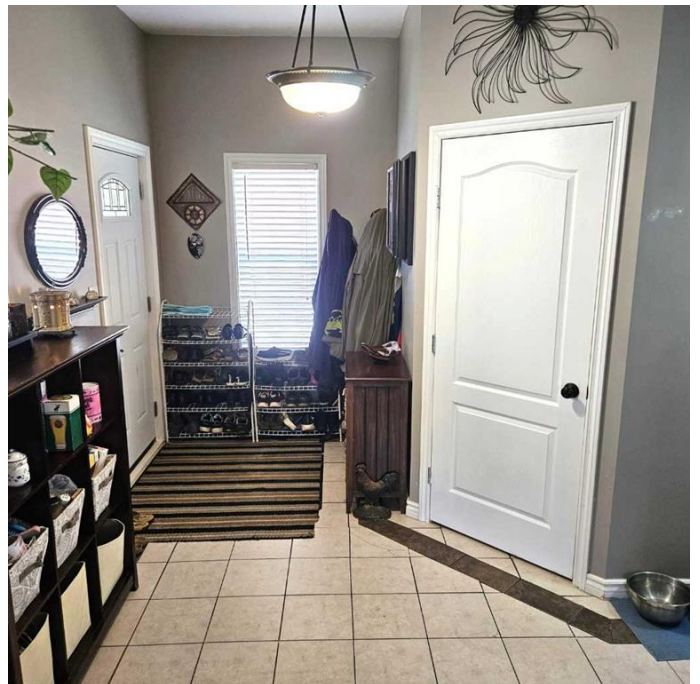
2 Bedroom, 1.00 Bathroom, 1,162 sqft

Residential on 0.14 Acres

Edson, Edson, Alberta

Your home sweet home awaits! Over the past few years, this home has been transformed into a beautifully upgraded living space. It features a spacious addition that includes a storage pantry and access to the back deck. The living room boasts a bay window with seating, and there is a separate dining room as well. The large kitchen includes an eating area, while the expansive 4-piece bathroom features a relaxing soaker tub. The home includes two bedrooms: the second bedroom and the primary bedroom. Renovations have brought this home down to the studs, with new insulation and drywall throughout (except in the primary bedroom). The upgrades list includes insulation, drywall, wainscoting, fresh paint, trim, flooring, as well as some plumbing and wiring. Additional improvements include a new furnace, water heater, windows, doors, and shingles. Outdoors, enjoy the 9' x 16' deck and a fenced yard that provides ample space for children and pets to play. There are two sheds: a large one for storage and a smaller one for yard equipment. Off-street parking is available on the double concrete pad, and there is room for an RV on the south side of the yard. This home is perfect for first-time buyers or those looking to downsize. It is nestled in a quiet, family-friendly neighborhood that is conveniently close to all amenities, schools, and walking trails.

Built in 1976



Essential Information

MLS® #	A2246862
Price	\$189,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,162
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	613 53 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1K9

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available
Parking Spaces	4
Parking	Concrete Driveway, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry, Soaking Tub, Storage, Vinyl Windows
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Storage
-------------------	---------

Lot Description	Back Yard, City Lot, Front Y
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	August 6th, 2025
Zoning	RMH

Listing Details

Listing Office	ROYAL LEPAGE EDSON REA
----------------	------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.