

# \$299,900 - 456 69 Street, Edson

MLS® #A2211815

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,504 sqft

Residential on 0.50 Acres

Edson, Edson, Alberta

Affordable, Updated & Move-In Ready in Desirable Glenwood! This spacious 3-bedroom, 1.5-bath home sits on an impressive 21,761 sq ft lot (almost half an acre) in a sought-after neighborhood. Enjoy peace of mind with extensive updates throughout, including new windows, doors, flooring, kitchen cabinets, shingles, and a new deck perfect for relaxing or entertaining. The detached garage is fully insulated and sheeted, with power and gas recently installed—ideal for a workshop or extra storage. Whether you're a first-time buyer, growing family, or looking for more outdoor space, this property offers incredible value and comfort. Don't miss out on this Glenwood gem!

Built in 1950

## Essential Information

MLS® #	A2211815
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,504
Acres	0.50
Year Built	1950
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	456 69 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1M6

### Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 15th, 2025
Days on Market	16
Zoning	R2 - General Residential

### 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.