



GRASSROOTS
REALTY GROUP

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1510 63 Street
Edson, Alberta

MLS # A2331517



\$132,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	778 sq.ft.	Age:	1935 (91 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-R
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Welcome to this delightful gem on 63rd Street in Edson, offering a perfect blend of comfort and opportunity. Ideal for first-time homebuyers, savvy investors, or those looking to downsize while still enjoying their own space, this property boasts a fantastic location and limitless potential. Step inside to find a cozy interior ready for your personal touch. The living areas provide a welcoming atmosphere, while the two bedrooms offer each their own space. The single bathroom is functional and offers room for updates if desired. Situated in a sought-after neighborhood, this home presents a great opportunity for rental income or a perfect starter home. Investors will appreciate the potential for strong cash flow, while first-time buyers will find it a wonderful place to begin their homeownership journey. For those looking to downsize, this property provides a manageable size without sacrificing comfort or outdoor space.