

# \$275,000 - #1, 53407 Range Road 155, Edson

MLS® #A2258572

**\$275,000**

5 Bedroom, 3.00 Bathroom, 1,173 sqft  
Residential on 2.99 Acres

NONE, Edson, Alberta

Good bones, ready for your touch!

This home in the sought-after Pinedale Estates offers the perfect blend of community and country living, just minutes from town. Step through the double door entrance, Lots of natural light makes for warm welcoming feel.

The living room features a charming wood-accented fireplace and open to the dining room, complete with glass French doors to the backyard. The functional kitchen provides plenty of counter space. Also on this level, youâ€™™ll find a primary bedroom with ensuite, two additional bedrooms, and a full 3-piece bath.

The partially finished lower level includes two bedrooms, a half bath, and a wood stove with a convenient wood bin tucked under the stairs. Home ahas a large double car attached garage. Never carry your groceries through the snow again.

Outside, enjoy the well-manicured lawn, mature trees, firepit, and plenty of room for a garden. Lots of space for family gatherings and camping weekendsâ€™™.when the family all comes to help with the renos!

Built in 1981

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2258572  |
| Price    | \$275,000 |
| Bedrooms | 5         |



|                |                                  |
|----------------|----------------------------------|
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,173                            |
| Acres          | 2.99                             |
| Year Built     | 1981                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bi-Level, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | #1, 53407 Range Road 155 |
| Subdivision | NONE                     |
| City        | Edson                    |
| County      | Yellowhead County        |
| Province    | Alberta                  |
| Postal Code | T7E 3B5                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                     |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                      |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 2                                                                               |
| Fireplaces        | Wood Burning, Wood Burning Stove                                                |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Partially Finished                                                        |

### Exterior

|                   |             |
|-------------------|-------------|
| Exterior Features | Fire Pit    |
| Lot Description   | See Remarks |

|              |                  |
|--------------|------------------|
| Roof         | Metal            |
| Construction | Composite Siding |
| Foundation   | Wood             |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 22                   |
| Zoning         | CRD                  |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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