

140 1st Street  
Edberg, Alberta

MLS # A2273770



# \$129,900

|           |                                       |        |                   |
|-----------|---------------------------------------|--------|-------------------|
| Division: | NONE                                  |        |                   |
| Type:     | Residential/House                     |        |                   |
| Style:    | Bungalow                              |        |                   |
| Size:     | 824 sq.ft.                            | Age:   | 1960 (66 yrs old) |
| Beds:     | 3                                     | Baths: | 1                 |
| Garage:   | Off Street                            |        |                   |
| Lot Size: | 0.14 Acre                             |        |                   |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Lawn |        |                   |

|             |                                      |            |             |
|-------------|--------------------------------------|------------|-------------|
| Heating:    | Forced Air, Natural Gas              | Water:     | -           |
| Floors:     | Carpet, Hardwood, Laminate, Linoleum | Sewer:     | -           |
| Roof:       | Asphalt Shingle                      | Condo Fee: | -           |
| Basement:   | Full                                 | LLD:       | -           |
| Exterior:   | Concrete, Wood Frame                 | Zoning:    | Residential |
| Foundation: | Poured Concrete                      | Utilities: | -           |
| Features:   | Built-in Features, See Remarks       |            |             |

Inclusions: Shed

WELCOME TO EDBERG! Looking to get a start in this insane housing market? Got ya covered, here's a very cute bungalow with some art deco stylings throughout, real wood cabinets in a generously sized country kitchen. All the doors sporting Archways because the 60's knew what was cool. A big window facing the street floods the living room with light. TWO front entrances! With built-ins at the 'working' entrance. The formal entrance invites you onto the main deck where you'll probably spend some sunny afternoons and nice evenings taking the air. A pair of nice bedrooms and a full main floor bathroom complete the main level. Original hardwood was covered over at some point but is prime for refinishing and you'd have hardwood floors throughout the main level again. Downstairs, it's deceiving but yes, that is in fact a big a\*\* bedroom off to the right of the stairs. Pull the covering off the window to let that light in and it's back in business, baby! Big old storage room for the canning and things, and a mechanical room doubling as a handyman haven, complete with a solid wood workbench. The lot is real big and features some beautiful mature trees. and Edberg itself is kind of a bedroom community to the mighty Camrose. It's nice, and the people are sane (Not picking on Ontario again, learned my lesson last time. Interesting you arrived at that conclusion yourself though), It's also getting a nice new coffee shop that we're all excited about. The village is just minutes from the Battle River Coulee and Dried Meat Lake, which, my buddy Logan tells me is the best wakeboarding in the province (Country?). This is a great start. This is Alberta, Amen!