

# \$139,900 - 140 First Street, Edberg

MLS® #A2236468

**\$139,900**

2 Bedroom, 1.00 Bathroom, 845 sqft

Residential on 0.14 Acres

NONE, Edberg, Alberta

Experience small-town living with big possibilities in the village of Edberg! This 845 sq ft (2 bed and 1 bath) bungalow has seen some recent improvements, including several new windows and fresh paint, providing a solid head start for your finishing touches. Set on a spacious lot, the home leaves room to create the outdoor space you've always wanted. Inside, there's still opportunity to update flooring and add your own style, making it a great fit for first-time buyers, investors, or anyone seeking a project with potential. If you're looking for commutability, this location is ideal. Edberg offers an easy drive to Camrose, Wetaskiwin, Stettler and Leduc, making daily travel for work or amenities straightforward. Edmonton International Airport is just over an hour away, giving you quick access to travel and city conveniences while enjoying the peace and community of rural Alberta.

Affordable, accessible, and full of opportunity! You just need to bring your ideas, a sprinkling of elbow grease and you will be set up in a ridiculously cute and cozy home in the blink of an eye!



Built in 1960

## Essential Information

MLS® #

A2236468

Price	\$139,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	845
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	140 First Street
Subdivision	NONE
City	Edberg
County	Camrose County
Province	Alberta
Postal Code	T0B 1J0

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	33
Zoning	R1

### **Listing Details**

Listing Office           Coldwell Banker Ontrack Realty

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