

## **\$779,500 - 2805 259 Avenue, Edmonton**

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MLS® #E4423727

### **\$779,500**

3 Bedroom, 1.50 Bathroom, 1,495 sqft  
Single Family on 4.99 Acres

Edmonton Energy And Technology Park,  
Edmonton, AB

Immediate possession available on this Acreage with 1495 sq ft Bungalow. Out buildings include; 24x26 detached Garage with double doors, 30x30x25 Barn with Hayloft, 48x40 Quonset Shed with pavement floor and 14ft rollup overhead door, 2 metal storage sheds plus tool storage shed & multiple metal grain storage bins. 4.99 Acres in the City of Edmonton, driveway direct connection to Hwy 37 and only minutes away from Fort Sask. and Edmonton. This 1960's bungalow with an addition and renovation completed in 1974 is nestled into a nicely developed yard with garden and mature surrounding trees. The home has two upstairs bedrooms and one downstairs. Large functional kitchen with island, extensive living room, front wooden deck, Main floor laundry room, full 3 piece bath on main floor and 2 pce. bath in back entry. Basement includes recreation room with pool table, separate family room, cold storage room 7 more. The acreage has a drilled well (8 yrs old) and a septic tank with gravity discharge to cesspool.



Built in 1960

### **Essential Information**

MLS® #	E4423727
Price	\$779,500

Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,495
Acres	4.99
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	2805 259 Avenue
Area	Edmonton
Subdivision	Edmonton Energy And Technology Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 6P7

### **Amenities**

Amenities	Deck
Parking	Double Garage Detached, Shop

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Landscaped, Private Setting
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Block, Concrete Perimeter

## Additional Information

Date Listed March 3rd, 2025

Days on Market 31

Zoning Zone 50

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