

# \$190,000 - 526 1 Street W, Empress

MLS® #A2213264

**\$190,000**

3 Bedroom, 1.00 Bathroom, 1,301 sqft

Residential on 0.79 Acres

NONE, Empress, Alberta

Welcome to this absolutely charming 1300 sqft two-storey home spanning across 6 lots and nestled in the peaceful community of Empress, Alberta. From the moment you arrive, youâ€™ll fall in love with the eye-catching yellow siding, bold front door, and cozy front deckâ€”perfect for morning coffee or relaxing in the evenings. Step inside to a front porch/mudroom, offering a convenient place to drop your bags and boots. As you move into the main floor, youâ€™re greeted by a bright and welcoming living room filled with natural light from large windows. The standout wood-burning stove adds character and warmth, making this a super cozy spot during those chilly prairie winters. The cheerful dining room flows nicely into a functional kitchen featuring stainless steel appliances, a gas stove, and a charming island. Upstairs, you'll find a generously sized primary bedroom with two closets, plus two additional bedrooms and a 4 pc bathroom. The partially finished basement offers tons of potential! Whether you're dreaming of a guest space, playroom, or family room, itâ€™s ready to be customized to your needs. There's also a laundry room, a cold room, and ample storage throughout. This property offers an impressive lot with mature trees, a double detached garage, and plenty of parking space for vehicles, trailers, or RVs. To the north of the home lies a generous 40x120 ft area, ideal for a large garden. Adjacent to this space is a 10x19 ft garden shed with durable vinyl siding. Additionally, thereâ€™s a



second 10x12 ft shed located beside the garage, offering even more convenient storage options. Whether you're a hobbyist, gardener, or outdoor enthusiast, there's room for it all. Various updates have been done in recent years and include a new high efficient furnace, A/C, water heater, vinyl windows and shingles as well as new appliances and more! Located near the Saskatchewan and Alberta border, Empress is a quaint and friendly community known for its wide-open skies, river valley views, and historic charm. It's the kind of place where property is affordable and life slows down just a little. Come and see what makes this home "and Empress" so special!

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213264    |
| Price          | \$190,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,301       |
| Acres          | 0.79        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 526 1 Street W |
| Subdivision | NONE           |
| City        | Empress        |
| County      | Special Area 2 |
| Province    | Alberta        |
| Postal Code | T0J 1E0        |

### Amenities

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

## Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks, Storage             |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Fireplace(s), Forced Air                         |
| Cooling           | Central Air                                      |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Wood Burning                                     |
| Has Basement      | Yes                                              |
| Basement          | Full, Partially Finished                         |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other, Storage, RV Hookup          |
| Lot Description   | Back Yard, Front Yard, Lawn, Treed |
| Roof              | Asphalt Shingle                    |
| Construction      | Wood Frame                         |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 15               |
| Zoning         | R                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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