

\$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	8
Zoning	R

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.