

# \$425,000 - 304 Edward Street, Monarch

MLS® #A2229484

**\$425,000**

6 Bedroom, 2.00 Bathroom, 1,331 sqft  
Residential on 0.29 Acres

NONE, Monarch, Alberta

This spacious five-bedroom, two-bath home sits on an oversized lot with direct access to a playground—perfect for families. Enjoy the convenience of main-floor laundry, an attached heated garage, and dedicated RV parking. The beautifully landscaped backyard offers a peaceful, private retreat just steps from green space and play structures. Homes like this donâ€™t come along often—schedule a showing today with your REALTOR®.



## Essential Information

MLS® #	A2229484
Price	\$425,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,331
Acres	0.29
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	304 Edward Street
Subdivision	NONE
City	Monarch

County	Lethbridge County
Province	Alberta
Postal Code	T0L 1S0

### **Amenities**

Parking Spaces	6
Parking	RV Access/Parking, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	11
Zoning	R

### **Listing Details**

Listing Office	2 PERCENT REALTY
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