

# \$328,900 - 1421 53 Street, Edson

MLS® #A2199739

**\$328,900**

4 Bedroom, 2.00 Bathroom, 1,498 sqft

Residential on 0.14 Acres

N/A, Edson, Alberta

This home is a wonderful place for a family! With its spacious layout, cozy amenities, and a great location in Tiffin, it's bound to be a perfect setting for creating lasting memories. The interlocking brick walkways give it a stylish, welcoming feel right from the curb. The basement with a wet bar sounds like an amazing spot for entertaining, and having that extra family room and gas fireplace on the main level really adds to the home's warmth and comfort. It seems like a great place to both relax and host guests. The recent upgrades like the shingles recently completed in the last couple of years and the upsized hot water tank, give peace of mind, knowing the home has been well-maintained. A separate entrance for extra guests with two furnace to heat each floor. Plus, the heated double garage with power for both a welder and RV is a huge win for anyone with hobbies or outdoor equipment. This home is ready for a quick possession.

Built in 1978

## Essential Information

MLS® #	A2199739
Price	\$328,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,498



Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1421 53 Street
Subdivision	N/A
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1H5

### **Amenities**

Parking Spaces	4
Parking	Alley Access, Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, RV Hookup, Storage, Private Entrance
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  March 5th, 2025

Days on Market            60

Zoning                        R1-B

### **Listing Details**

Listing Office                CENTURY 21 TWIN REALTY

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