

# \$289,900 - 1429 53 Street, Edson

MLS® #A2122503

## \$289,900

4 Bedroom, 2.00 Bathroom, 1,061 sqft

Residential on 0.14 Acres

Edson, Edson, Alberta

Introducing this delightful 4-bedroom family home nestled on a quiet street within the sought-after Tiffin area. Step inside to discover a spacious kitchen boasting updated cabinets, a generous island, built-in oven and dishwasher. The kitchen seamlessly flows into the dining and living areas adorned with gleaming hardwood floors. The main level presents three bedrooms and an updated full bath, offering comfort and convenience. Descend to the basement, where a huge family room awaits, accompanied by an additional bedroom, full bath, and laundry facilities, providing ample space for relaxation and daily routines. Outside, the fully fenced yard is home to mature trees, a functional deck, a serene lounge patio, a storage shed, and rear parking accessible via the back alley, completing this charming abode.

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2122503  |
| Price          | \$289,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,061     |
| Acres          | 0.14      |
| Year Built     | 1979      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1429 53 Street    |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1H2           |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, Laminate Counters                |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None                                                                               |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Back Lane, Back Yard, Lawn |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | April 12th, 2024          |
| Days on Market | 431                       |
| Zoning         | R1 - Low Density Resident |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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