

\$469,900 - 1613 41a Street, Edson

MLS® #A2186833

\$469,900

5 Bedroom, 3.00 Bathroom, 1,468 sqft
Residential on 0.20 Acres

NONE, Edson, Alberta

Welcome to this exceptional home, built in 2012, nestled in a peaceful cul-de-sac within the highly desirable Hillandale subdivision. Set on an expansive 8,790 square foot lot, this meticulously maintained property offers over 1,400 square feet of living space, featuring 5 generously sized bedrooms and 3 full bathrooms. The inviting interior boasts a spacious front living room with a cozy gas fireplace and a new feature window that opens on two sides. The beautiful kitchen is highlighted by rich maple espresso cabinets, stainless steel appliances (both the dishwasher and washer/dryer were replaced in 2024), ample cabinetry, and a large central island. A bright dining area overlooks the vast backyard. The main floor also includes a 4-piece bathroom with convenient tower storage, a large master suite with a walk-in closet and a 3-piece ensuite, as well as two additional roomy bedrooms. The fully finished basement is perfect for additional living or entertainment space, featuring an expansive family room, two large bedrooms, a 4-piece bathroom, and a laundry/utility room with ample storage. The basement is also plumbed for future in-floor heating, offering additional customization options. Outside, the fully fenced backyard provides a safe space for children and pets to play, there's a shed for storage, additional parking for your RV and a gravel pad that is ready for extra parking or can serve as a solid foundation for a new shed. With pride of ownership evident



throughout, this beautiful home is ready for its next family to enjoy.

Built in 2012

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2186833 |
| Price | \$469,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,468 |
| Acres | 0.20 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1613 41a Street |
| Subdivision | NONE |
| City | Edson |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E 0A5 |

Amenities

| | |
|--------------|---|
| Utilities | Electricity Available, Natural Gas Available, Phone Available |
| Parking | Double Garage Attached, Concrete Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air, Natural Gas, In Floor Roughed-In |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|------------------|
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Private Yard |
| Lot Description | Irregular Lot, Cul-De-Sac |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|---------------------------|
| Date Listed | January 10th, 2025 |
| Days on Market | 101 |
| Zoning | R-1B - Low Density Reside |

Listing Details

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

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