# \$309,000 - 1421 53 Street, Edson

MLS® #A2199739

## \$309,000

4 Bedroom, 2.00 Bathroom, 1,498 sqft Residential on 0.14 Acres

N/A, Edson, Alberta

Spacious, Well-Maintained Family Home in Tiffin â€" Quick Possession Available!

This charming, move-in-ready home in Tiffin is the perfect setting for family life and entertaining alike. With a spacious layout and thoughtful amenities throughout, it offers the ideal mix of comfort, style, and functionality.

From the moment you arrive, the interlocking brick walkways create a stylish and welcoming first impression. Inside, you'II find a cozy main-level family room with a gas fireplace, creating a warm atmosphere for everyday living. The finished basement features a fantastic wet barâ€"perfect for entertaining guests or enjoying quiet evenings in.

Recent upgrades include newer shingles and an upsized hot water tank, offering peace of mind and showing the home has been well cared for. A separate entrance provides flexible space for guests or extended family, and dual furnaces ensure efficient heating on both floors.

For hobbyists or outdoor enthusiasts, the heated double garage is a standout featureâ€"equipped with power for both a welder and an RV hookup.

This home is ready for quick possessionâ€"don't miss out on this fantastic opportunity in a great neighborhood!



### **Essential Information**

MLS® # A2199739

Price \$309,000

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

# of Garages 2

#### Interior

Interior Features Bar, Ceiling Fan(s), No S

Separate Entrance, Storage

Appliances Dishwasher, Dryer, Electric

Refrigerator, Washer, Window

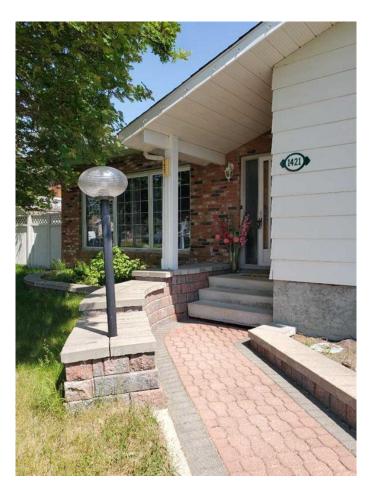
Heating Forced Air, Natural Gas

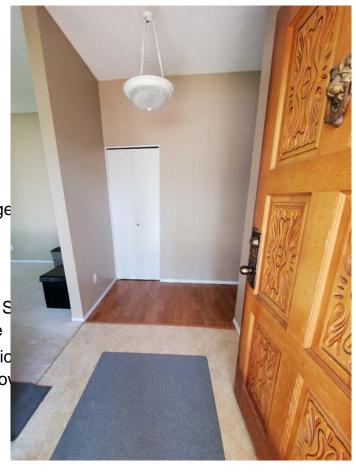
Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas





Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features BBQ gas line, Private Entrance, Private Yard, RV Hookup, Storage

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Private,

Street Lighting

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 5th, 2025

Days on Market 149

Zoning R1-B

## **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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