

# \$282,000 - 11, 1616 41 Street, Edson

MLS® #A2221456

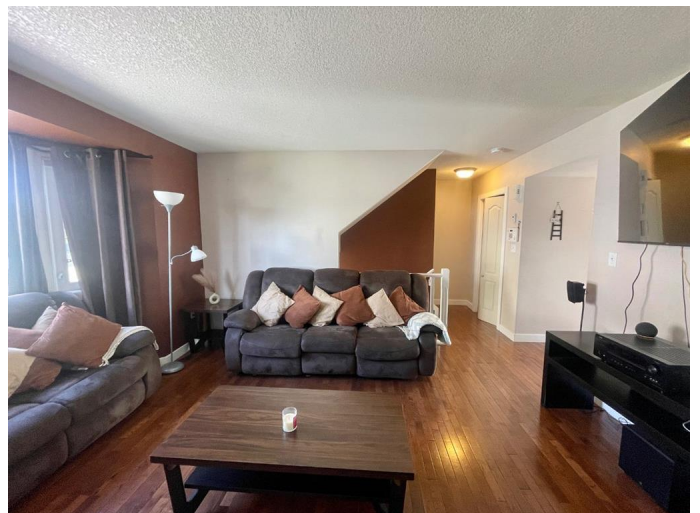
**\$282,000**

4 Bedroom, 3.00 Bathroom, 1,224 sqft

Residential on 0.00 Acres

Edson, Edson, Alberta

Enjoy the benefits of owning this low maintenance townhouse located in Edson's newest and family friendly subdivision- Hillendale! This bright and spacious 4 bedroom home features elegant maple cabinetry, granite countertops, stainless steel appliances, and a mix of stunning hardwood, tile, and plush carpeting throughout. Upstairs, you'll find a generous primary suite complete with a walk-through closet and a 3-piece ensuite, along with two additional bedrooms and a full 4-piece bathroom. The main floor offers an inviting living room with a cozy gas fireplace, a well appointed kitchen, a dining area with patio doors leading to the back deck, and a convenient 2-piece bathroom combined with laundry. The fully finished basement includes a large fourth bedroom, plus extra storage space, a utility room, and direct access to the attached garage. Pet-friendly and ideal for families or investors, this condo offers fantastic value with low monthly fees of just \$250, covering yard maintenance, snow removal, reserve fund contributions, and garbage collection. You'll love the partially fenced yard and deck with southwest exposure that is perfect for flowers and growing vegetables. New shingles and sump pumps in 2023. New dishwasher May 2025. Located close to the new hospital, parks, playgrounds, and scenic walking trails - this is a fantastic place to call home or to add to your investment portfolio!



Built in 2006

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2221456      |
| Price          | \$282,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,224         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 11, 1616 41 Street |
| Subdivision | Edson              |
| City        | Edson              |
| County      | Yellowhead County  |
| Province    | Alberta            |
| Postal Code | T7E 0A5            |

## Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash                                                                 |
| Parking Spaces | 2                                                                                            |
| Parking        | Off Street, Single Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Paved |
| # of Garages   | 1                                                                                            |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, Storage, Walk-In Closet(s), Sump Pump(s)                    |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |

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

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Storage                  |
| Lot Description   | Few Trees, Paved         |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                         |
|----------------|-------------------------|
| Date Listed    | May 14th, 2025          |
| Days on Market | 130                     |
| Zoning         | R-3 Medium Density M.F. |
| HOA Fees Freq. | MON                     |

## Listing Details

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

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