

\$395,000 - 1428 54 Street, Edson

MLS® #A2223059

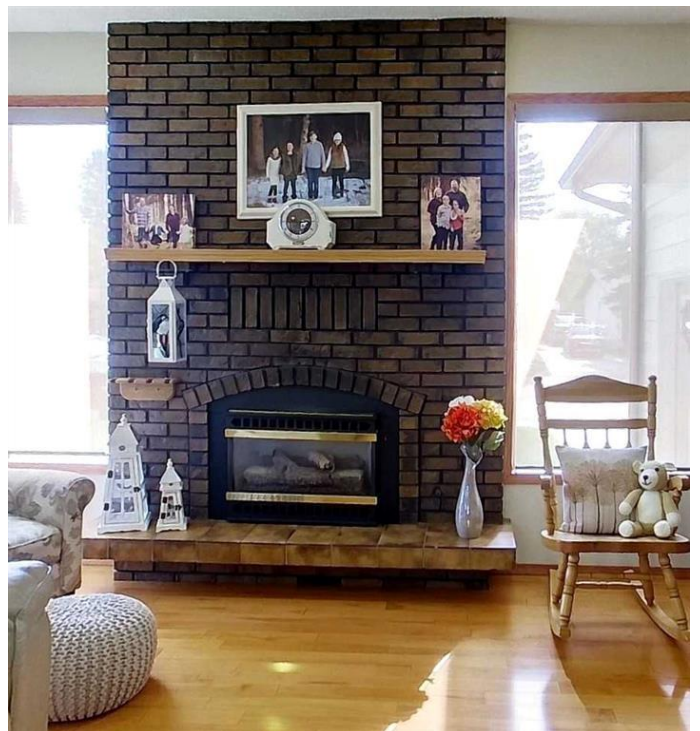
\$395,000

4 Bedroom, 3.00 Bathroom, 1,356 sqft

Residential on 0.19 Acres

Edson, Edson, Alberta

Beautifully updated and well-maintained bungalow located in the Tiffin neighborhood of Edson. This thoughtfully designed floor plan features an open and bright living area, complete with a sunken living room that includes a gas fireplace. The spacious and updated kitchen has access to the back deck and is complemented by a large dining area. The primary bedroom is generously sized, featuring a large walk-in closet and a 3-piece ensuite. Additionally, there is a second bedroom, a 4-piece main bathroom, and a laundry room equipped with a laundry tub, ample storage space, and direct access to the garage. The fully developed basement boasts a massive recreation room that includes a TV area with a gas fireplace, as well as a flex space that can accommodate a pool table, workout area, or play area for children. The basement also contains two spacious bedrooms, a 3-piece bathroom, a utility room, and plenty of storage options. Recent upgrades include a new water heater in 2023, shingles replaced in 2014, a refreshed kitchen with beautifully refinished oak cabinets, new cabinet hardware, granite countertops, a patio door, and renovations to the basement completed in 2000. The private, fully fenced backyard has been meticulously maintained and provides an inviting outdoor space. It features a low deck (14' x 20') and a patio area, both shaded by a beautiful Mayday tree, lovely perennial garden beds, a pond with a fountain, paving stone walkways and patio,



automatic watering for the plants, and a storage shed for yard equipment. This is a great neighborhood, conveniently located near all amenities and has fantastic neighbors.

Built in 1982

Essential Information

MLS® #	A2223059
Price	\$395,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,356
Acres	0.19
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1428 54 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1H4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Cable Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Paved
# of Garages	2

Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Decorative, Family Room, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Gutters, Storage, Lighting
Lot Description	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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