

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

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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, youâ€™ll 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€”donâ€™t miss out on this fantastic opportunity in a great neighborhood!



Built in 1978

**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, Freeze Washer, Electric Stove, Wind
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, Landscaped, Private, Back Yard, City Lot, Front Yard, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	136
Zoning	R1-B

## Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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