



**GRASSROOTS**  
REALTY GROUP

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1401 54 Street  
Edson, Alberta

MLS # A2287412



**\$369,900**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Edson                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 1 and Half Storey                                                          |               |                   |
| <b>Size:</b>     | 1,518 sq.ft.                                                               | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Detached, Off Street, Parking Pad         |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular |               |                   |

|                    |                                                                                                                                                                                                                                    |                   |                                                     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------|
| <b>Heating:</b>    | Baseboard, Boiler, Fireplace(s), Hot Water, Natural Gas, Wood                                                                                                                                                                      | <b>Water:</b>     | Public                                              |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                                                                                                                                                                                         | <b>Sewer:</b>     | Public Sewer                                        |
| <b>Roof:</b>       | Other                                                                                                                                                                                                                              | <b>Condo Fee:</b> | -                                                   |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                               | <b>LLD:</b>       | -                                                   |
| <b>Exterior:</b>   | Wood Frame, Wood Siding                                                                                                                                                                                                            | <b>Zoning:</b>    | R1                                                  |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                    | <b>Utilities:</b> | Cable Connected, Electricity Connected, Natural Gas |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Dry Bar, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |                                                     |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                                                                |                   |                                                     |

This uniquely designed home offers the perfect blend of comfort, character, and space for both everyday family living and effortless entertaining. From the moment you arrive, you're welcomed by a charming covered front deck with a cozy seating area — an ideal spot to relax and enjoy the outdoors. Step inside to a spacious foyer that opens into the light-filled living room, where soaring vaulted ceilings create an airy, open feel. The adjoining dining area features a south-facing window overlooking the yard, allowing natural sunlight to pour into the heart of the home. The kitchen is thoughtfully laid out for both functionality and gathering, offering warm stained wood cabinetry, plenty of counter space, a powered island with breakfast bar and convenient pull-out drawers, plus a wall pantry for added storage. The main level also features two generously sized bedrooms, a 4-piece bathroom complete with a jetted tub, a 2-piece powder room, and a large rear mudroom — perfect for busy family life. Upstairs, the loft-style primary suite provides a private retreat with a walk-in closet and 3-piece ensuite. A true highlight is the covered balcony off the primary bedroom — the perfect place to enjoy your morning coffee or unwind at the end of the day while taking in the southwestern exposure, stunning sunsets, and mountain views in the distance. The developed basement adds even more living space with a comfortable family room featuring a dry bar, a fourth bedroom, laundry and utility rooms, and a large storage area. Outdoors, the landscaped and fenced backyard is designed for enjoyment, with a spacious patio ideal for hosting family and friends. The detached 21' x 25' garage includes a loft space — perfect for a workshop, crafting area, or creative studio. A double concrete driveway provides ample additional parking.

Numerous upgrades have been completed over the years, including 100-year shingles with snow guards (approx. 2008), new windows (approx. 2008), upper-level balcony cover, updated paint, light fixtures, flooring, trim, and basement carpet. Situated on a corner lot in the family-friendly Tiffin subdivision, you'll appreciate the welcoming atmosphere — from festive holiday decorating to friendly neighbours — all while being conveniently close to amenities, schools, the YCE Rec Plex, and the Town's scenic trail system. Move-in ready and full of charm, this is a home you won't want to miss.