



GRASSROOTS
REALTY GROUP

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**1418 53 Street
Edson, Alberta**

MLS # A2335351



\$379,000

Division:	Edson		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,288 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Gazebo, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Some items in the garage are negotiable

Welcome to this bright and inviting 5 bedroom, 3 bathroom bi-level located in the mature and family friendly Tiffin neighbourhood, just steps from schools, parks, and the new YCE Multiplex. Offering plenty of space for a growing family, the main floor features a welcoming living room with a beautiful wood fireplace, a formal dining room with patio doors leading to the stunning backyard, a well-designed kitchen with an abundance of cabinetry and a large breakfast nook, plus a spacious primary bedroom complete with a walk in closet and private 2-piece ensuite. Two additional well sized bedrooms and a full bathroom complete the main level, along with the convenience of a laundry chute. Central air conditioning keeps the home comfortable throughout the warmer months. The fully finished basement is bright and spacious, featuring a massive rec room with a wood stove, two additional bedrooms, a bonus room perfect for an office, gym or hobby space, a 3-piece bathroom, and a laundry room with a separate entrance, offering excellent potential for a future rental suite or multi-generational living. Two storage areas with built-in shelving provide exceptional storage, with one including a freezer. Step outside to enjoy the beautifully landscaped and partially fenced backyard, designed with entertaining in mind. Relax on the spacious covered deck with built-in seating, enjoy the expansive two-tier deck built on durable concrete pilings, and take advantage of the concrete pad beneath the gazebo, thoughtfully positioned for the addition of a future hot tub. The heated detached garage and storage shed provide plenty of additional storage and workspace. Recent updates include the furnace and lower deck (approximately 8 years ago) and shingles (approximately 10 years ago), offering added peace of mind. Combining generous living space, thoughtful updates, fantastic outdoor

amenities, and a great location, this well-maintained home is ready to welcome its next family.