

# \$469,900 - 1613 41a Street, Edson

MLS® #A2186833

**\$469,900**

5 Bedroom, 3.00 Bathroom, 1,468 sqft  
Residential on 0.20 Acres

NONE, Edson, Alberta

Welcome to this exceptional home, built in 2012, nestled in a peaceful cul-de-sac within the highly desirable Hillandale subdivision. Set on an expansive 8,790 square foot lot, this meticulously maintained property offers over 1,400 square feet of living space, featuring 5 generously sized bedrooms and 3 full bathrooms. The inviting interior boasts a spacious front living room with a cozy gas fireplace and a new feature window that opens on two sides. The beautiful kitchen is highlighted by rich maple espresso cabinets, stainless steel appliances (both the dishwasher and washer/dryer were replaced in 2024), ample cabinetry, and a large central island. A bright dining area overlooks the vast backyard. The main floor also includes a 4-piece bathroom with convenient tower storage, a large master suite with a walk-in closet and a 3-piece ensuite, as well as two additional roomy bedrooms. The fully finished basement is perfect for additional living or entertainment space, featuring an expansive family room, two large bedrooms, a 4-piece bathroom, and a laundry/utility room with ample storage. The basement is also plumbed for future in-floor heating, offering additional customization options. Outside, the fully fenced backyard provides a safe space for children and pets to play, there's a shed for storage, additional parking for your RV and a gravel pad that is ready for extra parking or can serve as a solid foundation for a new shed. With pride of ownership evident



throughout, this beautiful home is ready for its next family to enjoy.

Built in 2012

### **Essential Information**

MLS® #	A2186833
Price	\$469,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,468
Acres	0.20
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1613 41a Street
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 0A5

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Phone Available
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	January 10th, 2025
Days on Market	85
Zoning	R-1B - Low Density Reside

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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