

# \$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	61
Zoning	R-1B - Low Density Reside

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.