

# \$468,500 - 1410 53 Street, Edson

MLS® #A2217380

**\$468,500**

5 Bedroom, 4.00 Bathroom, 2,363 sqft  
Residential on 0.15 Acres

Edson, Edson, Alberta

Don't miss this opportunity to own a 5-bedroom meticulously maintained post-and-beam mid-century modern home in desirable Tiffin neighborhood. Guests enter through double wood doors into a bright spacious foyer with vaulted beamed ceilings, marble tile, chandelier, and solar tubes. They are then greeted by a huge sunken living room featuring a 2-story wood fireplace and hardwood floors. A large kitchen with maple cabinetry includes stainless steel appliances, granite countertops, breakfast bar seating, a walk-in pantry, and heated cork flooring. The south facing dining room is bright and open to both kitchen and living room. A sunken family room with French glass doors can be used in multiple ways. Finally a large mudroom and 2-piece powder room are perfect for family entering from the attached double garage or back deck. Walk up the curved staircase to the upper floor with a master bedroom suite that includes a new 3-piece ensuite and 2 private balconies. The upper floor also features a bedroom-level laundry and 5-piece bathroom, 2 bedrooms, and another balcony. The basement includes a theatre room, 2 more bedrooms, a 3-piece bathroom, and a large area that could be finished as a kitchen for a future basement suite. The fenced back yard includes a large new deck, a 7-person hot tub with gazebo, and a separate dog run. Families will love this quiet neighborhood closed to schools, trails and parks. With an updated ensuite, hot water tank, appliances, and new



paint, this property is ready for immediate possession.

Built in 1978

### **Essential Information**

MLS® #	A2217380
Price	\$468,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,363
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1410 53 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1H5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Hot Water, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Dog Run
Lot Description	Dog Run Fenced In, Gazebo, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	86
Zoning	R1B

### **Listing Details**

Listing Office	ALPINE REALTY 3%
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