



**1433 53 Street
Edson, Alberta**

MLS # A2290711



\$277,000

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Edson | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,079 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Carport | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees | | |

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Laminate Counters, Pantry, Storage

Inclusions: Deep freeze in basement, shed

Welcome to this well-maintained and thoughtfully upgraded family home located in the highly desirable Old Tiffin neighbourhood of Edson. Offering a warm and inviting layout, this home is perfect for families looking for comfort, space, and peace of mind with major updates already completed. The bright and spacious family room features a cozy wood-burning fireplace, creating the perfect place to unwind on cold winter evenings, while patio doors provide convenient access to the side deck for easy indoor-outdoor living. The main floor also offers a functional kitchen and dining area, three generous bedrooms, and a beautifully updated 4-piece bathroom. Downstairs, the fully developed basement expands your living space with a massive rec room, an additional well-sized bedroom, a 3-piece bathroom, and a bonus room ideal for a home office, craft room, or hobby space. The lower level also includes a laundry and utility room with ample storage. This home has seen numerous important upgrades, including furnace, hot water tank, all upstairs windows and patio door (2019), new laminate flooring and carpet in the bedrooms, window coverings, and shingles (2009). Outside, you'll appreciate the private yard, carport to protect your vehicles, and an oversized shed for additional storage. A fantastic opportunity to own a move-in-ready home in one of Edson's most sought-after neighbourhoods.