



**1502 54 Street
Edson, Alberta**

MLS # A2292870



\$354,900

Division:	Edson		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,053 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Crown Molding, Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows		
Inclusions:	Shed, Central Vac/No Attachments		

Solid bi-level home ideally located in the desirable Tiffin neighborhood of Edson. Offering a functional layout and generous living space, this home is perfect for families and those who love to entertain. Step inside to a bright and inviting main floor featuring large windows that fill the space with natural light and durable tile flooring. The living room offers a cozy wood-burning fireplace creating a warm and welcoming atmosphere. The spacious kitchen provides ample cabinetry, a convenient pantry cupboard, and flows seamlessly into the dining area—perfect for hosting family gatherings. From here, step out onto the back deck and enjoy easy access to the yard. The primary bedroom is generously sized and features a 3-piece ensuite and large closet. Two additional bedrooms and a 4-piece main bathroom complete the main level. Downstairs, the fully developed basement offers incredible versatility with a massive recreation room. Enjoy a dedicated TV area with a gas fireplace, along with additional space ideal for a pool table, home gym, or children’s play area. The lower level also includes a large 4th bedroom, a 3-piece bathroom, and a spacious laundry/storage room with direct access to the 24’ x 26’ attached garage. Recent updates include newly installed basement carpet (baseboards to be completed) and shingles replaced in 2025, providing added value and peace of mind. Outside, you’ll find a fully fenced backyard complete with a 10’ x 20’ deck and a 16’ x 12’ shed—perfect for outdoor living and storage. Double driveway and RV parking. Situated on a corner lot in a great neighbourhood, this home is conveniently located close to schools, parks, and all amenities. A fantastic opportunity to own a spacious family home in a prime location.