



**1527 41 Street
Edson, Alberta**

MLS # A2294298



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,385 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Granite Counters, Kitchen Island, Open Floorplan, Sump Pump(s)		

Inclusions: All Wall Shelving, Garage Shelving, Gazebo

Designed with family living in mind, this spacious bungalow offers a bright open-concept main floor perfect for everyday living and entertaining. The stylish kitchen features granite countertops, a large center island, newer stainless-steel appliances, and rich hardwood flooring that flows throughout the main living area. The inviting living room is filled with natural light from large windows and showcases a cozy gas fireplace, creating a warm and welcoming atmosphere. The main level also includes a generous primary suite with walk-in closet and private 3-piece ensuite, along with two additional bedrooms and a full 4-piece bathroom. A convenient mudroom and laundry area with laundry sink adds extra functionality for busy households. Downstairs, the fully finished basement provides even more living space with a large family room, two additional bedrooms, a home office, a 3-piece bathroom, and plenty of storage. The family room is also pre-plumbed for a future wet bar, offering great potential for entertaining. Recent updates include new thermostat, fresh paint on ceilings and walls in the main living area, custom framed mirrors in all bathrooms, plumbing fixtures under-cabinet lighting, thermocouple on both hot water tanks replaced, and a sump pump with battery backup. Step outside to enjoy the fully fenced private backyard with new fencing, a composite deck, and concrete patio with covered Gazebo, perfect for summer gatherings and relaxing evenings. Ideally located close to walking trails, parks, recreation facilities, and the new hospital, this home offers both comfort and convenience in one of Edson's sought-after neighbourhoods.