



**1506 42 Street
Edson, Alberta**

MLS # A2143123



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,336 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Irregular Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Radiant	Water:	-
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Other, Wood Frame	Zoning:	R1
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, French Door, High Ceilings, Jetted Tub, Open Floorplan, Primary Downstairs, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

This spacious custom built 2 storey home features 5 bedrooms and 3 bathrooms, and is located in the Hillendale Subdivision—close to schools, playgrounds, walking trails, and the hospital. It boasts an open concept kitchen and dining area with oak cabinets by Theo, a breakfast nook, in-floor heating, triple glazed windows, and California knockdown ceilings. The main floor features a large primary bedroom with a huge walk-in closet and a beautiful ensuite with a controlled jetted tub equipped with lights and a small TV, along with a separate shower featuring side jets and a waterfall. Two additional bedrooms and a full bathroom are also located on the main level. Upstairs, you’ll find a gigantic living room with French doors to the balcony, an additional bedroom, a 4-piece bathroom, and a walkway overlooking the main level that leads to an enormous bonus room/bedroom above the garage. The 26’ x 30’ attached garage offers ample space, with plenty of parking available and in-floor heating. This well insulated home built on a solid concrete slab (no basement—eliminating concerns about basement flooding) is of steel frame and Polycore construction with euroslate recycled shingles. The property is priced below the Town of Edson’s current assessed value of \$529,320 (2025). A buyer may apply to appeal the assessment with the municipality, which could result in a tax adjustment; approval is not guaranteed. The lot directly behind the home is also available for purchase through the Town of Edson, and the municipality will consider all offers—providing a great opportunity for buyers who may want to secure a massive backyard or additional space. Don't miss your chance to own this one-of-a-kind custom-built home with A/C and plenty of parking!