

\$398,000 - 5502 17 Avenue, Edson

MLS® #A2128147

\$398,000

4 Bedroom, 3.00 Bathroom, 1,662 sqft

Residential on 0.18 Acres

Edson, Edson, Alberta

Great location, desirable Tiffin Place. This property is close to Edson's walking trail system. Perfect for a family with its 4 bedrooms. The office in basement could easily be converted to a 5th bedroom. Main floor has a large living room highlighted by a stacked stone wood burning fireplace. The living room flows effortlessly into the dining room and kitchen. Two bedrooms and a full bathroom complete the main level. The primary suite is privately located above the garage, along with its 4 piece en-suite bathroom. Basement is bright with its over-sized windows and has in-floor heat to keep it nice and cozy in the winter months. A bedroom, office nook, 4 piece bathroom, LARGE recreation room and a utility/laundry room create the basements functional floor plan. The double attached garage also has in floor heat.

Built in 2003

Essential Information

MLS® #	A2128147
Price	\$398,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,662
Acres	0.18
Year Built	2003



Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	5502 17 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1X1

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Built-In Gas Range, Dishwasher, Double Oven, Dryer, Garage Control(s), Range Hood, Washer, Window Coverings
Heating	Forced Air, Fireplace(s), In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
-------------	---------------

Days on Market	353
Zoning	R1B

Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.