

# \$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	Dishwasher, Dryer, Garage Control(s), Range Hood, Washer, Built-In Gas Range, Double Oven, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace(s), In Floor
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
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Days on Market 333

Zoning R1B

## **Listing Details**

Listing Office ROYAL LEPAGE EDSON REAL ESTATE

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