

# \$429,000 - 5237 16 Avenue, Edson

MLS® #A2174138

**\$429,000**

4 Bedroom, 3.00 Bathroom, 1,269 sqft  
Residential on 0.16 Acres

Edson, Edson, Alberta

Enjoy living here! This beautifully updated home features four levels of living space, a garage with a concrete driveway, and a lovely, fenced yard. You'll get the "feels like home" feeling when you enter this wonderful space. The entrance has a custom coat/shoe nook to keep your outdoor gear tidy and a door to the garage. The bright and open main floor includes a spacious living room, a large dining area, and a dream kitchen with plenty of maple cabinets and counter space. The kitchen also boasts a large, powered island and access to the deck. On the upper floor, you'll find the primary suite complete with a custom three-piece ensuite that includes a walk-in tiled shower. There are also two additional large bedrooms and a freshly renovated four-piece main bathroom featuring a soaker tub. The lower level offers the fourth bedroom, a three-piece bathroom with another walk-in tiled shower, and a family room equipped with a brick-faced gas fireplace. This cozy space has room for a large sofa and an area for a desk or kids' toys. The basement level features a versatile flex room suitable for a playroom, workout space, or office, as well as a large open area housing the laundry and utility space, along with plenty of built-in storage shelving. Double attached garage is a great spot for the handyman with its powered workbench and there's lots of storage space. The fully fenced backyard ensures the safety of kids and pets, while the covered back deck and front veranda provide perfect spots



for relaxing or entertaining. There's a large shed for storing all your gear and yard maintenance equipment. Recent upgrades include new shingles on both the house and shed, updated windows and exterior doors, new flooring throughout the main and upper floors, fresh paint, updated trim, new light switches and outlets, modern light fixtures, recessed lighting, a completely renovated main bathroom and ensuite, a tiled kitchen backsplash, updated cabinet handles, and custom window coverings. Extra renovation materials are available to complete the lower level. Don't miss your chance to view this move-in-ready gem located in the desirable Tiffin neighborhood that comes complete with great neighbors!

Built in 1988

### Essential Information

MLS® #	A2174138
Price	\$429,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,269
Acres	0.16
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	5237 16 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta

Postal Code T7E 1H1

### Amenities

Utilities Electricity Connected, Natural Gas Connected, Garbage Collection, High Speed Internet Available, Cable Connected, Fiber Optics Available, Sewer Connected, Water Connected

Parking Spaces 5

Parking Concrete Driveway, Double Garage Attached, Garage Door Opener, Front Drive, Heated Garage, Plug-In

# of Garages 1

### Interior

Interior Features Breakfast Bar, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Recessed Lighting, Sump Pump(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Conditioner, Window Coverings, Gas Water Heater

Heating Forced Air, Natural Gas, Fireplace(s)

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Blower Fan, Brick Facing, Family Room, Mantle, Raised Hearth

Has Basement Yes

Basement Full, Partially Finished

### Exterior

Exterior Features Garden, Lighting, Private Yard, Rain Gutters, Storage

Lot Description Back Yard, Front Yard, Lawn, Garden, Low Maintenance Landscape, Landscaped, Rectangular Lot, City Lot, Level, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

### Additional Information

Date Listed October 20th, 2024

Days on Market 167

Zoning R1

### Listing Details

Listing Office

ROYAL LEPAGE EDSON REAL ESTATE

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