

# **\$549,000 - 1206 50 Street, Edson**

MLS® #A2215350

**\$549,000**

5 Bedroom, 4.00 Bathroom, 2,065 sqft

Residential on 0.21 Acres

NONE, Edson, Alberta

This 2 storey home sits on a massive 9000 sq.ft. lot, perfectly located close to schools, hockey arena, swimming pool, walking trails and just a short walk to downtown. The upper level features 5 spacious bedrooms and a 4 piece bathroom and 3 piece ensuite (bathrooms have been upgraded). In 2019 all new vinyl windows were installed, adding to the home's energy efficiency and curb appeal along with new exterior finishing. The main floor offers a bright and inviting layout with a large kitchen and dining area, a formal dining room, a cozy living room with wood burning fireplace and a convenient 2 piece bathroom. The basement is an absolute showstopper - a man cave like no other. With a separate entrance, the fully finished basement includes a bar with a built up counter, fridges, a dishwasher, and a pool table which stays! You will also find a den, a 3 piece bathroom and a laundry area with two sets of washers and dryers. Step outside to enjoy two beautiful decks, both built in 2019. The first is a 16 x 16 featuring a BBQ, bar area under a stylish pergola. A bridge leads to the second deck, also covered by a pergola which houses a relaxing hot tub. This second deck is engineered for durability supported by 13 piled foundations. This is a rare opportunity to own a home with incredible indoor and outdoor entertainment spaces, perfect for family living and hosting friends.

Built in 1977



## Essential Information

MLS® #	A2215350
Price	\$549,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,065
Acres	0.21
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	1206 50 Street
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1G2

## Amenities

Parking Spaces	5
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Bar, Vinyl Windows, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Window Coverings, Bar Fridge, Gas Dryer, Tankless Water Heater
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing
Has Basement	Yes

Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	Barbecue, BBQ gas line, Stone
Lot Description	Back Yard, Cul-De-Sac, Landscaping, Trees, Front Yard, Street Light
Roof	Asphalt Shingle
Construction	Mixed, Stone, Vinyl Siding, Wood
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 27th, 2025
Days on Market	104
Zoning	R-1B

**Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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