

# \$419,900 - 5237 16 Avenue, Edson

MLS® #A2174138

**\$419,900**

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. Thereâ€™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. Furnace and ducts cleaned March, 2025 Donâ€™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	\$419,900
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	Cable Connected, Electricity Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Plug-In
# of Garages	1

### Interior

Interior Features	Kitchen Island, Open Floorplan, Soaking Tub, Sump Pump(s), Breakfast Bar, Vinyl Windows, Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Dryer, Garage Control(s), Gas Water Heater, Stove(s), Washer, Water Conditioner, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Brick Facing, Family Room, Gas, Mantle, Raised Hearth
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden, Lighting, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Landscaped, Lawn, Level, City Lot, Front Yard, Garden, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	October 20th, 2024
Days on Market	283
Zoning	R1

### Listing Details

Listing Office

ROYAL LEPAGE EDSON REAL ESTATE

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.