# \$282,000 - 11, 1616 41 Street, Edson

MLS® #A2221456

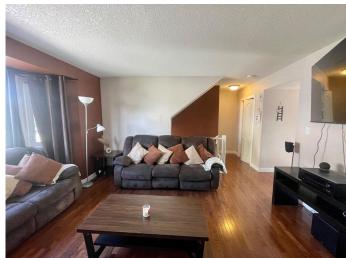
# \$282,000

4 Bedroom, 3.00 Bathroom, 1,224 sqft Residential on 0.00 Acres

Edson, Edson, Alberta

Enjoy the benefits of owning this low maintenance townhouse located in Edson's newest and family friendly subdivision-Hillendale! This bright and spacious 4 bedroom home features elegant maple cabinetry, granite countertops, stainless steel appliances, and a mix of stunning hardwood, tile, and plush carpeting throughout. Upstairs, you'll find a generous primary suite complete with a walk-through closet and a 3-piece ensuite, along with two additional bedrooms and a full 4-piece bathroom. The main floor offers an inviting living room with a cozy gas fireplace, a well appointed kitchen, a dining area with patio doors leading to the back deck, and a convenient 2-piece bathroom combined with laundry. The fully finished basement includes a large fourth bedroom, plus extra storage space, a utility room, and direct access to the attached garage. Pet-friendly and ideal for families or investors, this condo offers fantastic value with low monthly fees of just \$250, covering yard maintenance, snow removal, reserve fund contributions, and garbage collection. You'll love the partially fenced yard and deck with southwest exposure that is perfect for flowers and growing vegetables. New shingles and sump pumps in 2023. New dishwasher May 2025. Located close to the new hospital, parks, playgrounds, and scenic walking trails - this is a fantastic place to call home or to add to your investment portfolio!







## **Essential Information**

MLS® # A2221456 Price \$282,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,224 Acres 0.00 Year Built 2007

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

# **Community Information**

Address 11, 1616 41 Street

Subdivision Edson
City Edson

County Yellowhead County

Province Alberta
Postal Code T7E 0A5

#### **Amenities**

Amenities Parking, Snow Removal, Trash

Parking Spaces 2

Parking Garage Door Opener, Garage Faces Front, Insulated, Off Street, Paved,

Single Garage Attached

# of Garages 1

## Interior

Interior Features Ceiling Fan(s), Granite Counters, Storage, Sump Pump(s), Walk-In

Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Finished, Partial

## **Exterior**

Exterior Features Storage

Lot Description Few Trees, Paved

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 14th, 2025

Days on Market 84

Zoning R-3 Medium Density M.F.

HOA Fees Freq. MON

# **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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