

# \$439,900 - 1519 41 Street, Edson

MLS® #A2225269

**\$439,900**

6 Bedroom, 3.00 Bathroom, 1,504 sqft  
Residential on 0.16 Acres

NONE, Edson, Alberta

Welcome to this beautifully updated 6-bedroom, 3-bathroom bungalow located in the highly desirable Hillendale subdivision in Edson. This spacious home features a bright, open-concept layout that's perfect for both everyday living and entertaining. The kitchen is outfitted with modern granite countertops and updated lighting, while the basement and parts of the main floor boast new flooring for a fresh, contemporary feel. Enjoy the convenience of main floor laundry, a double attached garage, and a fully fenced private backyard – ideal for families, pets, and relaxing summer evenings.

Built in 2008

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225269    |
| Price          | \$439,900   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,504       |
| Acres          | 0.16        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 1519 41 Street    |
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 0A5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, Pantry                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                           |
| Cooling           | None                                                                 |
| Fireplace         | Yes                                                                  |
| # of Fireplaces   | 1                                                                    |
| Fireplaces        | Gas                                                                  |
| Has Basement      | Yes                                                                  |
| Basement          | Finished, Full                                                       |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Yard, Front Yard    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | See Remarks              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 24             |
| Zoning         | R1             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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