

Courtesy Of Linda M Kennedy Of RE/MAX Excellence

## \$378,000 - 1450 55 Street, Edson

MLS® #E4412194

**\$378,000**

5 Bedroom, 3.00 Bathroom, 1,354 sqft  
Single Family on 0.00 Acres

Edson, Edson, AB

1354Sq. Ft. Family Home in a Quiet Area Backing onto Green Space W/Beautiful View of Wilshire Pond & Park. Features: 5 Bedrooms, 3 Bathrooms, a Lg Kitchen W/Amples Cabinets & Counters, Stainless Steel Appliances, Pantry, Built in Vacuum System, Laundry Shoot, Lg Dining Area W/Doors to the Huge Deck W/Gas BBQ Line, Lg Bright Living Room W/Wood Fireplace. Lg Master W/Room For a King Sized Bed, W/Double Closets & a 3pc Ensuite, Full 4pc Main Bathroom, & Two More Lg Bedrooms W/Double Closets. Fully Finished Basement W/Huge Family Room W/Rock Faced Gas Fireplace, Lg Windows for Natural Lighting, Two More Lg Bedrooms W/Dbl Closets, One W/Rubber Gym Floor, a Huge Laundry Rm W/Cupboards, Taps Ready for a Sink, & Plenty of Storage Space & a Access Door to the 24X22 Dbl Att Heated, Insulated Garage. Fully Fenced, Landscaped Yard W/Mature Trees For Privacy, 8X12 Storage Shed & Your Own Gated Access to The Walking Trail System, Park, & Community Outdoor Skating Rink. Walking distance to Schools, Parks & Recreation.

Built in 1980

### Essential Information

MLS® #	E4412194
Price	\$378,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,354
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	1450 55 Street
Area	Edson
Subdivision	Edson
City	Edson
County	ALBERTA
Province	AB
Postal Code	T7E 1H4

### **Amenities**

Amenities	Deck, Television Connection, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs,

Landscaped, Private Setting, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed October 30th, 2024  
Days on Market 157  
Zoning Zone 70

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Listing information last updated on April 5th, 2025 at 12:47am MDT