

# \$485,000 - 1509 42 Street, Edson

MLS® #A2186057

## \$485,000

5 Bedroom, 3.00 Bathroom, 1,549 sqft  
Residential on 0.16 Acres

Edson, Edson, Alberta

Step outside to a two-tiered deck, hot tub, and a fully fenced, beautifully landscaped yardâ€”perfect for summer barbecues and winter pond hockey viewing. The stunning pond views add to the charm, making it a true outdoor oasis. Inside, the homeâ€™s expansive windows flood the space with natural light, while the vaulted ceilings and open layout create an airy, spacious atmosphere that extends seamlessly into the basement. Gorgeous cork flooring adds the charm of hardwood, combined with comfort and excellent sound insulation. The well-appointed kitchen is a chefâ€™s dream, offering ample counter and cupboard space, a corner pantry, a breakfast island, and a large dining areaâ€”ideal for hosting and entertaining guests.

The fully finished basement is a standout, featuring a custom slate waterfall fountain and offering four large bedrooms and a spacious Recreation Room. The basement is also roughed in for in-floor heating, enhancing comfort and convenience. The luxurious master suite serves as a private retreat, complete with a two-person corner jetted tub, ample room for a king-sized bed, and a stunning walk-in closet. This exceptional executive residence in Hillendale combines style, elegance, and breathtaking views, offering everything you need and more for luxurious living.

Built in 2008



## Essential Information

MLS® #	A2186057
Price	\$485,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,549
Acres	0.16
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1509 42 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 0A5

## Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Pantry
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, Greenbelt, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	104
Zoning	R1-Low Density Residential

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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