

1421 53 Street
Edson, Alberta

MLS # A2199739



\$309,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,498 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage		

Inclusions: Bathroom shower fixture in basement in box.

Spacious, Well-Maintained Family Home in Tiffin & Quick Possession Available! This charming, move-in-ready home in Tiffin is the perfect setting for family life and entertaining alike. With a spacious layout and thoughtful amenities throughout, it offers the ideal mix of comfort, style, and functionality. From the moment you arrive, the interlocking brick walkways create a stylish and welcoming first impression. Inside, you'll find a cozy main-level family room with a gas fireplace, creating a warm atmosphere for everyday living. The finished basement features a fantastic wet bar—perfect for entertaining guests or enjoying quiet evenings in. Recent upgrades include newer shingles and an upsized hot water tank, offering peace of mind and showing the home has been well cared for. A separate entrance provides flexible space for guests or extended family, and dual furnaces ensure efficient heating on both floors. For hobbyists or outdoor enthusiasts, the heated double garage is a standout feature—equipped with power for both a welder and an RV hookup. This home is ready for quick possession—don't miss out on this fantastic opportunity in a great neighborhood!