

# \$455,000 - 1631 52 Street, Edson

MLS® #A2214394

## \$455,000

5 Bedroom, 3.00 Bathroom, 1,499 sqft

Residential on 0.16 Acres

Edson, Edson, Alberta

Situated in the sought-after neighbourhood of Tiffin, 1631 52nd Street is a fully finished bi-level home offering space, comfort, and modern updates throughout. With 5 bedrooms, 3 full bathrooms, and a well-designed layout, this home is ideal for families or anyone needing extra room. The main floor features hardwood flooring, ceramic tile, updated cabinetry, granite countertops, pellet Stove and stainless steel appliances. The spacious primary bedroom includes a walk-in closet and a private 3-piece ensuite, along with two additional generously sized bedrooms on the same level.

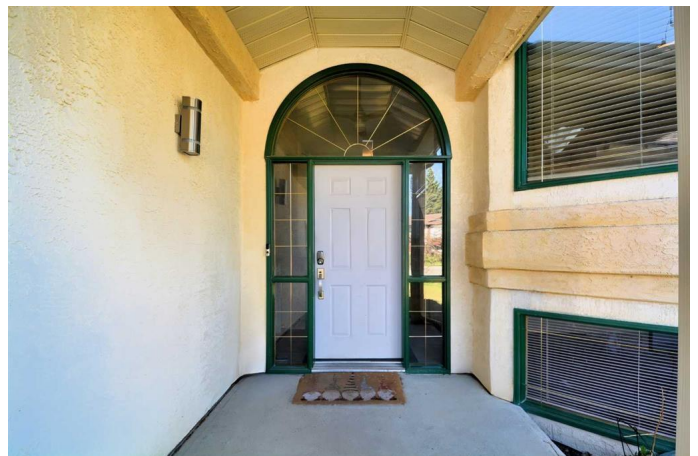
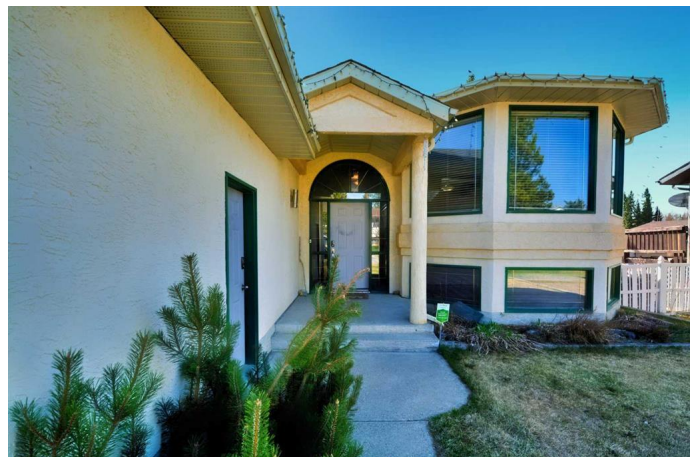
Step outside onto the large back deckâ€”perfect for entertainingâ€”which leads to a beautifully finished stone patio, ideal for a fire pit or outdoor dining area. Downstairs, the bright and open basement feels anything but typical, thanks to the Large windows, the space is flooded with natural light, creating a warm and welcoming atmosphere. The lower level includes two more bedrooms, a large 3-piece bathroom, a spacious laundry area, and a versatile bonus room that could serve as a home gym, office, or easily be converted into a sixth bedroom. This well-maintained home offers incredible value and wonâ€™t last long

Built in 1993

## Essential Information

MLS® #

A2214394



Price	\$455,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,499
Acres	0.16
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	1631 52 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1H1

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Fiber Optics Available, Sewer Connected
Parking Spaces	5
Parking	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Suspended Ceiling
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range, Refrigerator, Washer, Gas Water Heater
Heating	Central, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Pellet Stove
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Balcony  
Lot Description        Back Lane, City Lot, Front Yard, Lawn, Rectangular Lot, Street Lighting,  
                                 Underground Sprinklers  
Roof                        Asphalt  
Construction           Stucco, Wood Frame  
Foundation              Poured Concrete

**Additional Information**

Date Listed                May 3rd, 2025  
Days on Market         2  
Zoning                      R-1B

**Listing Details**

Listing Office             CENTURY 21 TWIN REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.