

# \$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 |
|-------------------|--------------|

|                 |   |
|-----------------|---|
| 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 | 102                        |
| Zoning         | R1-Low Density Residential |

### **Listing Details**

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

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