

# \$415,000 - 1814 48 Street, Edson

MLS® #A2195890

**\$415,000**

4 Bedroom, 2.00 Bathroom, 1,088 sqft  
Residential on 0.21 Acres

Edson, Edson, Alberta

Charming 4-Bedroom Home in a  
Family-Friendly Neighborhood

This spacious 4-bedroom, 2-bathroom home is situated in a quiet, family-friendly neighborhood with convenient access to K-12 schools and the local Pool/Arena recreation center. Enjoy scenic walking trails just across the road, perfect for afternoon strolls with family and friends.

Built in 1998, this home has been thoughtfully updated, including a fully renovated basement with heated floors, new vinyl flooring, an upgraded hot water tank, sump pump, and furnace. The basement features a large utility room, providing ample storage space.

The main floor boasts a bright and inviting layout, enhanced by LED lighting throughout. The kitchen has updated appliances, and the semi en-suite bathroom offers convenience. Also on this level, you'll find the master bedroom, an additional bedroom (perfect for a home office), and a main floor laundry room, with access to garage.

Downstairs, the fully finished basement includes two additional bedrooms, a bathroom, a large family room, and a spacious utility room.

Step outside to another access to the 2-car heated garage, featuring 15-foot ceilings and



reinforced beams and in floor heating. Out back is a moderately sized deck, complete with a gas hookup for your BBQ, makes entertaining easy. The fully fenced backyard is perfect for children and pets, offering a safe and private outdoor space.

This well-maintained home is move-in ready and ideal for families needing more space. Don't miss the opportunity to make it yours!

Built in 1998

### **Essential Information**

MLS® #	A2195890
Price	\$415,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.21
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	1814 48 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1G5

### **Amenities**

Parking Spaces	4
Parking	Asphalt, Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Rain Gutters
Lot Description	Lawn, Pie Shaped Lot, City Lot
Roof	Fiberglass
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 24th, 2025
Days on Market	40
Zoning	R1 - Low Density Resident

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.