

# \$515,000 - 1421 Edson Drive, Edson

MLS® #A2246667

## \$515,000

4 Bedroom, 3.00 Bathroom, 1,854 sqft

Residential on 0.35 Acres

Edson, Edson, Alberta

Situated on an oversized lot, this generously sized home boasts large family spaces throughout. A formal living and dining room with cathedral ceilings greet you as soon as you enter up the stairs. The entire back half of this home is dedicated to the kitchen, eating area and family room. The kitchen has numerous cupboards and ample counter space with a large corner pantry and the family room has a gas fireplace for cozy evenings. The main floor also has 2 secondary bedrooms and a main bathroom. Upstairs is the tranquil primary suite complete with a large ensuite and walk in closet. The backyard is both relaxing and great for entertaining with a 2 tiered deck that overlooks the greenspace behind the property as well as the firepit and back lawn. An attached double car garage offers convenience, while a dedicated media room add an element of luxury, perfect for movie nights. This property combines comfort and functionality close to schools, parks and more!

Built in 2002

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2246667  |
| Price      | \$515,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Square Footage | 1,854       |
| Acres          | 0.35        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1421 Edson Drive  |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1A6           |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 5                                               |
| Parking        | Double Garage Attached, Off Street, Parking Pad |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Storage                                                          |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Water Purifier, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 1                                                                                               |
| Fireplaces        | Gas                                                                                             |
| Has Basement      | Yes                                                                                             |
| Basement          | Finished, Full                                                                                  |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Lawn, Level, Private |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Vinyl Siding                                                                                     |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 7th, 2025  
Days on Market                19  
Zoning                              DC

**Listing Details**

Listing Office                    ROYAL LEPAGE EDSON REAL ESTATE

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