

\$549,000 - 1206 50 Street, Edson

MLS® #A2215350

\$549,000

5 Bedroom, 4.00 Bathroom, 2,065 sqft

Residential on 0.21 Acres

NONE, Edson, Alberta

This 2 storey home sits on a massive 9000 sq.ft. lot, perfectly located close to schools, hockey arena, swimming pool, walking trails and just a short walk to downtown. The upper level features 5 spacious bedrooms and a 4 piece bathroom and 3 piece ensuite (bathrooms have been upgraded). In 2019 all new vinyl windows were installed, adding to the home's energy efficiency and curb appeal along with new exterior finishing. The main floor offers a bright and inviting layout with a large kitchen and dining area, a formal dining room, a cozy living room with wood burning fireplace and a convenient 2 piece bathroom. The basement is an absolute showstopper - a man cave like no other. With a separate entrance, the fully finished basement includes a bar with a built up counter, fridges, a dishwasher, and a pool table which stays! You will also find a den, a 3 piece bathroom and a laundry area with two sets of washers and dryers. Step outside to enjoy two beautiful decks, both built in 2019. The first is a 16 x 16 featuring a bbq, bar area under a stylish pergola. A bridge leads to the second deck, also covered by a pergola which houses a relaxing hot tub. This second deck is engineered for durability supported by 13 piled foundations. This is a rare opportunity to own a home with incredible indoor and outdoor entertainment spaces, perfect for family living and hosting friends.

Built in 1977



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2215350 |
| Price | \$549,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,065 |
| Acres | 0.21 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1206 50 Street |
| Subdivision | NONE |
| City | Edson |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E 1G2 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 5 |
| Parking | Off Street, Parking Pad, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Vinyl Windows, Separate Entrance, Tankless Hot Water |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Window Coverings, Bar Fridge, Gas Dryer, Tankless Water Heater |
| Heating | Floor Furnace, Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning, Brick Facing |
| Has Basement | Yes |

| | |
|-------------------|--|
| Basement | Finished, Full |
| Exterior | |
| Exterior Features | Barbecue, BBQ gas line, Stone |
| Lot Description | Back Yard, Cul-De-Sac, Large Trees, Front Yard, Street Light |
| Roof | Asphalt Shingle |
| Construction | Mixed, Stone, Vinyl Siding, Wood |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 27th, 2025 |
| Days on Market | 102 |
| Zoning | R-1B |

Listing Details

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



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