

\$488,000 - 5311 14 Avenue, Edson

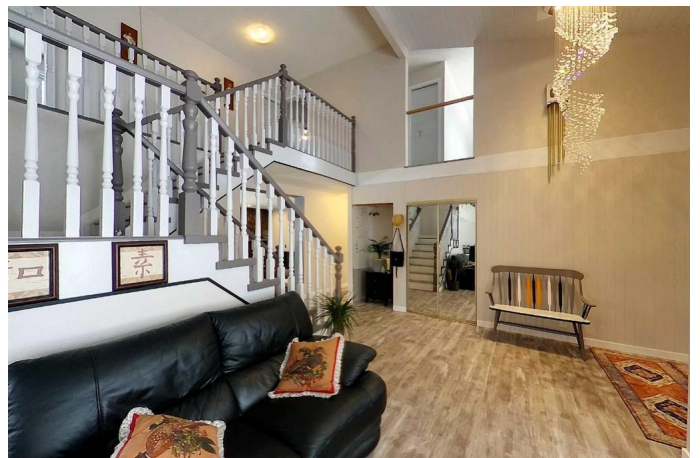
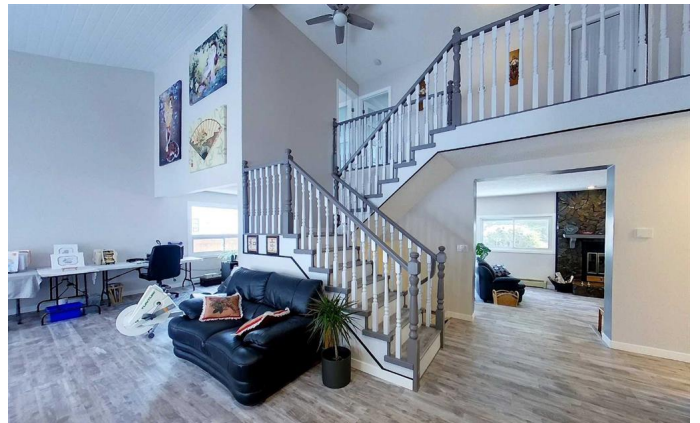
MLS® #A2208991

\$488,000

4 Bedroom, 4.00 Bathroom, 2,556 sqft
Residential on 0.35 Acres

Edson, Edson, Alberta

Incredible 4 bedroom home on HUGE 15,500 sqft pie shaped lot in desirable Tiffin Place! This home has been beautifully renovated and is move-in ready (basement renovation to be completed soon). The kitchen has seen a stunning facelift, with custom cabinets by Oakleaf Custom Wood Products, stainless steel appliances and quartz countertops. The spacious dining nook has patio door with access to the huge yard. Main floor is also home to a large formal living room that flows into a well lit formal dining room with a breakfast bar. A gorgeous guest bedroom/home office and 2 PC bathroom complete this level. Upstairs is home to an oversized primary suite with a stunning en-suite bathroom and a bonus area that could be used as a get ready room, reading nook, or nursery. Two more nice sized bedrooms and a full sized bathroom. Basement features a granny space/summer kitchen complete with custom Oakleaf cabinets, sleeping space, spa room/flex room with large tub and steam room, 3pc bathroom, and a storage room. The two level deck is the perfect spot to unwind in the summer months. Home has an attached triple garage and plenty of parking. The private yard is beautifully landscaped and fully fenced. 2 sheds offer additional storage. Renovations include but are not limited to: windows (2010), boiler (2009), HWT (Aug. 2024), garage doors (2001), eavestroughs (2021), shingles (2007), appliances (2021), deck/planters/fence (May 2021), basement reno (2024), main and



upstairs reno (2020-2021).

Built in 1981

Essential Information

MLS® #	A2208991
Price	\$488,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,556
Acres	0.35
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	5311 14 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E1H5

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	2
Zoning	R1-B

Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
----------------	--------------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.