

# \$284,900 - 7, 1616 41 Street, Edson

MLS® #A2190439

## \$284,900

3 Bedroom, 3.00 Bathroom, 1,187 sqft  
Residential on 0.00 Acres

Edson, Edson, Alberta

Welcome to this beautifully maintained 4-bedroom townhouse-style condo in the highly sought-after Hillendale Subdivision! Perfect for families or as an investment, this spacious, low-maintenance home offers a perfect blend of comfort and style. Inside, you'll find beautiful hardwood floors, plush carpet, and ceramic tile throughout. The kitchen features maple cabinets, granite countertops, and stainless steel appliances, ideal for the home chef. The main floor boasts a cozy gas fireplace in the living room, a bright dining area with sliding doors to a private deck, plus a convenient 2-piece bathroom and laundry. Upstairs, retreat to the expansive primary bedroom complete with a walk-in closet and a 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom provide plenty of space for the whole family. The basement is home to a versatile rec room (currently used as a large bedroom), storage space, and utility room. Enjoy the benefits of a single-car attached garage and an affordable \$250/month condo fee, which includes yard maintenance, snow removal, building insurance, garbage pickup, and more. Pets are welcome in this family-friendly neighborhood, which also features parks, playgrounds, walking paths, and a pond. Located near top schools and the Edson Hospital, this immaculate condo is ready for you to move in and enjoy! Whether you're looking for a new home or an excellent investment property, this condo has everything



you need. Donâ€™t miss out!

Built in 2007

### Essential Information

MLS® #	A2190439
Price	\$284,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,187
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	7, 1616 41 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 0A5

### Amenities

Amenities	Parking, Snow Removal, Trash, Laundry
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Laminate Counters, Storage, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, 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	Other
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 30th, 2025
Days on Market	89
Zoning	R3-High Density Residenti

## Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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