

## \$537,000 - 1528 43 Street, Edson

MLS® #E4434369

**\$537,000**

5 Bedroom, 3.00 Bathroom, 1,372 sqft

Single Family on 0.00 Acres

Edson, Edson, AB

This beautiful custom-built home offers an open concept floor plan in Edson's newest neighbourhood, backing onto a newly developed park in Hillendale. Large windows fill the space with natural light, creating a bright and airy feel throughout. The spacious living and dining areas are perfect for entertaining family and friends. The kitchen features crisp white cabinetry, quartz countertops, stainless steel appliances, and a gas stove delivering a clean, elevated aesthetic. Durable vinyl plank flooring flows throughout the main level. The primary bedroom includes custom-built freestanding closets for maximum storage and a serene 4pc ensuite with a walk-in shower and freestanding tub—your own personal spa retreat. Two additional bedrooms on the main level and two more in the finished basement offer plenty of space for family and guests. Home also features gemstone lighting, Central Air conditioning, and a fully fenced backyard provides a safe and spacious area for kids and pets to play.

Built in 2016

### Essential Information

MLS® # E4434369

Price \$537,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,372                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 1528 43 Street |
| Area        | Edson          |
| Subdivision | Edson          |
| City        | Edson          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7E 0A5        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, Fire Pit, Vaulted Ceiling, HRV System |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl                                      |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl                                      |

Foundation                      Insulated Concrete Form

**Additional Information**

Date Listed                      May 3rd, 2025

Days on Market                1

Zoning                             Zone 70



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Listing information last updated on May 4th, 2025 at 5:47pm MDT