

# \$475,000 - 4108 15 Avenue, Edson

MLS® #A2186935

**\$475,000**

3 Bedroom, 3.00 Bathroom, 2,227 sqft  
Residential on 0.21 Acres

Edson, Edson, Alberta

Incredible one story home in Hillendale. This bungalow is ideal for those looking to have the convenience of one level living. Boasting a calming neutral palette with beautiful low maintenance vinyl plank and tile flooring throughout. The generous kitchen has stainless steel appliances, a corner pantry, plenty of maple cabinets and counter space. Primary suite is spacious and can easily accommodate a king sized bed, and has a large walk in closet and a full en-suite bathroom. Second bedroom also has a full en-suite bathroom. The garage has been converted to additional living space with a full bathroom, and kitchenette/bar. A multipurpose space that can be used as a third bedroom, home gym, live-in nanny or an ideal place for a home based business. This home is wheel chair accessible. Home is on a 4ft concrete crawl space, offering so much additional storage. The yard is all maintenance free grass, in the summer months you can just enjoy! The swimspa is a great low impact way to get exercise, swimspa is in a covered gazebo with infrared heaters. This is a home not to be missed!

Built in 2009

## Essential Information

MLS® #	A2186935
Price	\$475,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,227
Acres	0.21
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4108 15 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E0A5

### Amenities

Parking Spaces	2
Parking	Parking Pad
Waterfront	Pond

### Interior

Interior Features	Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer, Built-In Oven, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, See Remarks

### Exterior

Exterior Features	Other
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Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	ICF Block

### **Additional Information**

Date Listed	January 8th, 2025
Days on Market	100
Zoning	R1B

### **Listing Details**

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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