

# \$437,900 - 4119 15 Avenue, Edson

MLS® #A2191510

**\$437,900**

5 Bedroom, 3.00 Bathroom, 1,400 sqft  
Residential on 0.16 Acres

Edson, Edson, Alberta

Welcome to this beautifully updated 5-bedroom, 3-bathroom bungalow, perfectly designed for modern living! Located in a peaceful neighborhood with access to the Town of Edson's walking trails, this home offers the perfect balance of comfort, style, and convenience.

The main level features an open-concept layout, ideal for entertaining, with a spacious kitchen, dining, and living room area. The master bedroom offers a walk-in closet and a 3-piece ensuite, while two additional bedrooms and a 4-piece bathroom provide plenty of space for the whole family. You'll also appreciate the convenience of main floor laundry. The fully finished basement is a true standout, featuring two large bedrooms, a massive family room with a cozy gas fireplace, a games area, and another 3-piece bathroom with a tiled shower. A storage/utility room completes the lower level, offering plenty of room for organization. Enjoy the ease of a double attached garage, concrete driveway, and RV parking. Step outside to your fenced backyard, which backs onto beautiful walking trails, offering serene views and a private retreat. This home is move-in ready, with recent modern updates throughout. Don't miss your chance to make this stunning bungalow your forever home!

Built in 2006

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2191510    |
| Price          | \$437,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,400       |
| Acres          | 0.16        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4119 15 Avenue    |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 0A5           |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Off Street, RV Access/Parking, Concrete Driveway |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Floor Furnace, Forced Air, Natural Gas                              |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Basement   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete, ICF Block  |

### **Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | February 1st, 2025        |
| Days on Market | 77                        |
| Zoning         | R-1B - Low Density Reside |

### **Listing Details**

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

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