

# \$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	79
Zoning	R-1B - Low Density Reside

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.