# $720,000 - 6701 15 Avenue, Edson

MLS® #A2212104

## $720,000

3 Bedroom, 3.00 Bathroom, 1,468 sqft
Residential on 7.26 Acres

Edson, Edson, Alberta

Experience the perfect blend of tranquility and convenience with this beautiful property! You will love the privacy of your own space while being just moments away from town amenities. Enjoy your morning coffee with a breathtaking mountain view, and unwind in the hot tub under the stars at night. Say goodbye to long drives and embrace a lifestyle of comfort and ease.

It's the best of both worlds with this beautifully landscaped 7.26 acre property located within the Town of Edson. This exceptional acreage features a well built bungalow with a full basement and an attached heated garage, plus a large detached heated 36â€™ x 28â€™ shop with two overhead doors, a hoist, and a 30-amp RV plug at the back.

Step inside to find a spacious home featuring a well laid out kitchen with granite countertops, stainless steel appliances, and direct access to the outdoor fire pit area. The expansive great room boasts vaulted ceilings and is perfect for relaxing or hosting friends and family. The primary bedroom is a true retreat with vaulted ceilings, a nice 4-piece ensuite, a large walk-in closet, and those same incredible mountain views with no visible neighbors for added privacy. Bonus shelving, washer, sink in garage that are ideal  for laundering workwear and outside clothing.

Some of the additional highlights include:
In-floor heating in the basement (also RI ensuite upstairs), plus separate thermostats for the garage and shop, fully fenced perimeter

with Paige Wire, fenced dog run that was used as a chicken coop (can be again with Town approval), plus two sea-cans included for extra storage. You will appreciate the high speed Telus Fibre Optic Internet and having your own drilled water well and septic system with back up alarm.

Outdoor features enhance this one of a kind acreage, including a greenhouse, garden with underground water lines, large storage shed with 0-turn riding lawn mower, small outdoor skating rink, and bike track. There's also a massive cleared parking area that is an ideal spot for a huge future shop. This property has never had water issues and offers a peaceful lifestyle in Edson, with great neighbors and an unbeatable location.

Built in 1995

## Essential Information

| | |
|---|---|
| MLS® # | A2212104 |
| Price | $720,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,468 |
| Acres | 7.26 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 6701 15 Avenue |
| Subdivision | Edson |
| City | Edson |
| County | Yellowhead County |
| Province | Alberta |

| Postal Code | T7E 1S3 |
|---|---|

## Amenities

| Parking | Double Garage Attached, RV Access/Parking, Triple Garage Detached |
|---|---|
| # of Garages | 6 |

## Interior

| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Storage, Vaulted Ceiling(s) |
|---|---|
| Appliances | Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| Exterior Features | Garden, Kennel, Private Yard, Rain Barrel/Cistern(s), Storage |
|---|---|
| Lot Description | Dog Run Fenced In, Few Trees, Garden, Lawn, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| Date Listed | April 15th, 2025 |
|---|---|
| Days on Market | 69 |
| Zoning | R1-R |

## Listing Details

| Listing Office | CENTURY 21 TWIN REALTY |
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