

# \$365,000 - 6122 11 Avenue, Edson

MLS® #A2216430

## \$365,000

3 Bedroom, 3.00 Bathroom, 1,186 sqft  
Residential on 0.09 Acres

Edson, Edson, Alberta

This modern and beautifully reimagined half duplex in Westgrove has been completely transformed from the basement studs up, and offers contemporary living with quality upgrades throughout. It's luxurious with neutral colours and stylish flooring. This stunning home boasts a gorgeous kitchen equipped with new Samsung stainless steel appliances, ample cabinetry and counter space, large pantry, and an open dining area with patio doors leading to the deck that is perfect for entertaining. The main floor features a large entryway, 2-piece powder room, open kitchen and dining area, living room, and access to the basement and garage. Upstairs you'll find a spacious primary bedroom with a mountain view and access to the 4 piece bathroom, plus two generously sized additional bedrooms. The fully developed basement offers excellent flexibility with a large family room which is ideal for guests, teenagers, or recreation, as well as a gorgeous 3 piece bathroom, laundry area, utility room, and additional storage. This home has new furnace and ducting, plumbing, electrical, ethernet throughout, doors and windows (except one window in basement) flooring, siding, shingles, and the builder is offering a one year home warranty. You will love the private backyard with a 6' fence, nice fire pit area, storage shed, and a convenient gate. Located in a great family friendly neighborhood close to parks, schools, and amenities. The adjacent lot is also



available for purchase and could present an excellent opportunity for a friend or family member to build a home and live nearby. Don't miss out on this exceptional opportunity!

Built in 2004

### **Essential Information**

MLS® #	A2216430
Price	\$365,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,186
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	6122 11 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1Y8

### **Amenities**

Parking Spaces	4
Parking	Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, Pantry, Storage, Track Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	59
Zoning	R2

## 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.