

# \$1,500,000 - 6663 15 Avenue, Edson

MLS® #A2205602

**\$1,500,000**

4 Bedroom, 3.00 Bathroom, 2,682 sqft

Residential on 3.63 Acres

NONE, Edson, Alberta

2767 sq. ft. plus fully developed basement  
"Luxury Home" on 3.63 acres in town limits.  
Upgrades include a triple detached garage full finished interior. Rear south facing deck 47 ft. by 13 ft. . The well designed interior of home is crafted with meticulous attention to detail. The chefs kitchen has stainless steel appliances. Lots of windows to give natural lighting. Very open floor plan. The home is air conditioned. There are also a detached triple garage with 2 bedroom suite 42x32 ft +/- , 40x24 ft. work shop , pond and a large garden.

Built in 2013

## Essential Information

MLS® #	A2205602
Price	\$1,500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,682
Acres	3.63
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information



Address	6663 15 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1S3

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	3
Parking	Garage Door Opener, Gravel Driveway, Heated Garage, Triple Garage Attached, Driveway, Triple Garage Detached
# of Garages	6

### **Interior**

Interior Features	Central Vacuum
Appliances	Built-In Gas Range, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Boiler
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	21
Zoning	DC

### **Listing Details**

Listing Office

RE/MAX BOXSHAW FOUR REALTY

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