$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, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	April 15th, 2025
Days on Market	4
Zoning	R1-R

Listing Details

Listing Office	CENTURY 21 TWIN REALTY