

# \$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 tripe 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        | Driveway, Garage Door Opener, Gravel Driveway, Heated Garage, Triple Garage Attached, 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           | Boiler, Natural Gas   |
| 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, Interior Lot, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Stucco, Wood Frame   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 164             |
| Zoning         | DC              |

### **Listing Details**

Listing Office

RE/MAX BOXSHAW FOUR REALTY

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