

# \$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 36'™ x 28'™ 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 Closet Organizers, High Ceilings, Kitchen Island, Storage, Vaulted Ceiling(s), Ceiling Fan(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 Storage, Garden, Kennel, Private Yard, Rain Barrel/Cistern(s)  
Lot Description Low Maintenance Landscape, Dog Run Fenced In, Few Trees, Garden, Lawn, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 15th, 2025  
Days on Market 120  
Zoning R1-R

### Listing Details

Listing Office CENTURY 21 TWIN REALTY

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