

# \$665,000 - 5651 16 Ave, Edson

MLS® #A2217489

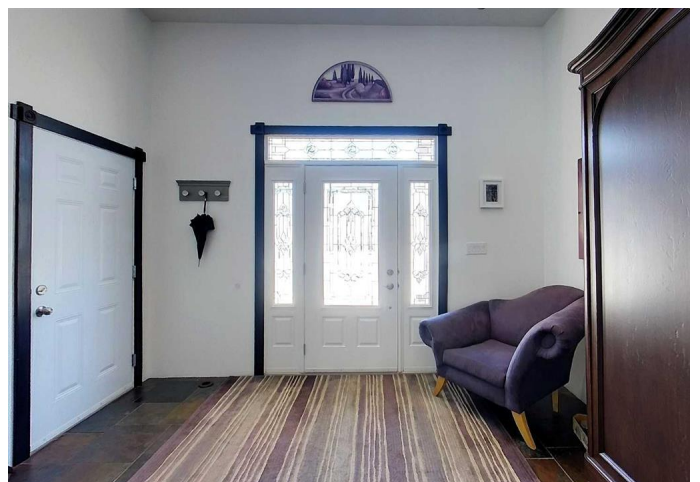
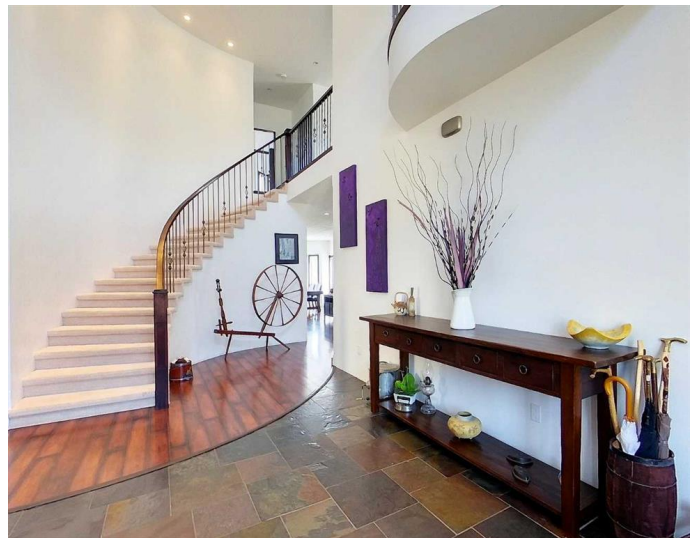
**\$665,000**

7 Bedroom, 7.00 Bathroom, 3,153 sqft

Residential on 0.37 Acres

Edson, Edson, Alberta

This exceptional home in an exclusive area offers an impressive 7 bedrooms and 7 bathrooms. As you enter, you are greeted by the grand curved staircase and soaring 18ft ceilings. Entering into the expansive living room, perfect for gatherings, you notice the large windows flooding the room with light and the dining room tucked into a bright nook. The large, well appointed kitchen is a cook's dream with a large island, lot's of storage and plenty of counter space. The kitchen is open to the dining room and the living room. The back deck is accessed through the dining area and is a perfect place relax after a long day. With 2 primary suites to choose from, each offering it's own private sanctuary, the home caters to a variety of lifestyle preferences. There are 2 secondary bedrooms on the upper floor along with a full bath and flex space at the top of the staircase. The 3 car garage provides plenty of storage and space, while the walk-out basement, complete with a fully contained mother-in-law suite and private entrance, offers ideal accommodations for guests or rental opportunities. The suite has a full kitchen, living space with views of a pond, covered porch, 2 bathrooms, 2 bedrooms and in suite laundry. Rounding out the basement there is another bedroom, bathroom and the utility room. When you approach this home you can tell it is special. The back of the home looks onto a pond and trees and there is a feeling of tranquility all around. Located at the end of a street you only have neighbors on



one side and trees on the other.

Built in 2008

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217489    |
| Price          | \$665,000   |
| Bedrooms       | 7           |
| Bathrooms      | 7.00        |
| Full Baths     | 5           |
| Half Baths     | 2           |
| Square Footage | 3,153       |
| Acres          | 0.37        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 5651 16 Ave       |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1X1           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### **Interior**

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Walk-In Closet(s), Vinyl Windows, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Microwave, Stove(s), Window Coverings                                |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | Rough-In                                                                                                                         |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 2              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Storage                                                                                         |
| Lot Description   | Landscaped, Backs on to Park/Green Space, Back Yard, Cleared, Cul-De-Sac, Few Trees, Gentle Sloping, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                            |
| Construction      | Stucco                                                                                                                     |
| Foundation        | Poured Concrete                                                                                                            |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 158           |
| Zoning         | R-1B          |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

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