

# \$549,000 - 6405 15 Avenue, Edson

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MLS® #A2240881

**\$549,000**

6 Bedroom, 3.00 Bathroom, 1,483 sqft

Residential on 1.02 Acres

NONE, Edson, Alberta

Discover the perfect blend of space, comfort and convenience with this stunning home located within town limits on a rare 1.02 acre lot. Built by Mint Homes, this property offers all the benefits of acreage living while being minutes from schools, shopping and local amenities. A spacious foyer welcomes you into the home where the main floor features 1,386 square feet of well-designed living space, including a large open concept kitchen, dining and living area, ideal for families and entertaining. The Primary bedroom has a full ensuite, two additional bedrooms and a 4 piece main bathroom and laundry room. The fully finished basement adds an additional 1229 square feet of living space including a huge family room with fireplace, three more bedrooms, a 4-piece bathroom and utility room. Large rear deck overlooking the back wooded area for privacy and natural beauty. In-floor heat, central air conditioning, new hot water tank and plumbed for central vac., are just some of the great features of this home. Whether you are looking for more space, privacy, or just the charm of acreage living with urban convenience in town, this property is a must see.

Built in 2001

## Essential Information

MLS® #                   A2240881

Price                     \$549,000



|                |             |
|----------------|-------------|
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,483       |
| Acres          | 1.02        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6405 15 Avenue    |
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1S3           |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                     |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway, Outside |
| # of Garages   | 2                                                                                                     |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Laminate Counters |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Stove(s), Washer, Window Coverings                          |
| Heating           | In Floor, Floor Furnace, Forced Air, Natural Gas, Boiler                                                                   |
| Cooling           | Central Air                                                                                                                |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Basement, Electric, Raised Hearth, Tile                                                                                    |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Rain Gutters, Storage                                         |
| Lot Description   | Front Yard, Garden, Lawn, Many Trees, Rectangular Lot, Wooded |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stone, Stucco, Wood Frame                                     |
| Foundation        | Poured Concrete                                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 38              |
| Zoning         | CR              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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