

6405 15 Avenue
Edson, Alberta

MLS # A2240881

\$549,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,483 sq.ft.	Age:	2001 (24 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	1.02 Acres		
Lot Feat:	Front Yard, Garden, Lawn, Many Trees, Rectangular Lot, Wooded		

Heating:	Boiler, In Floor, Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: none

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.