

6663 15 Avenue
Edson, Alberta

MLS # A2205602



\$1,500,000

Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	2,682 sq.ft.	Age: 2013 (13 yrs old)
Beds:	4	Baths: 2 full / 1 half
Garage:	Driveway, Garage Door Opener, Gravel Driveway, Heated Garage, Triple Garage	
Lot Size:	3.63 Acres	
Lot Feat:	Front Yard, Garden, Interior Lot, Landscaped, Lawn, Rectangular Lot	

Heating:	Boiler, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Concrete, Laminate, Linoleum, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Central Vacuum		
Inclusions:	Can be negotiated with the seller		

2767 sq. ft. plus fully developed basement "Luxury Home" on 3.63 acres in town limits. Upgrades include a triple 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.