



GRASSROOTS
REALTY GROUP

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**6117 11 Avenue
Edson, Alberta**

MLS # A2219794



\$485,000

Division:	Edson		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,542 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level		
Heating:	Forced Air, Natural Gas		
Floors:	Tile, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Vinyl Siding		
Foundation:	Poured Concrete		
Features:	Bar, Built-in Features, Closet Organizers		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R1 - Low Density Resident		
Utilities:	-		

Inclusions: Hot Tub, Pergola, Shed(s)

A Rare Gem in Westgrove with Mountain Views! This exceptional 4-bedroom, 3-bathroom custom-built home offers a harmonious blend of thoughtful design and everyday functionality. Situated in the sought-after neighborhood of Westgrove, the property has been well maintained and boasts humbling mountain views that can be enjoyed year-round. Inside, you'll find an open-concept layout featuring a warm and inviting living room with a gas fireplace, a dedicated dining area, and a beautifully equipped kitchen with stainless steel appliances, a corner pantry, center island, and a sunlit breakfast nook that opens to the back deck—perfect for outdoor dining and entertaining. The main floor includes a spacious primary suite with a walk-in closet and a stylish barn door leading to a private 3-piece ensuite with an air jet tub. Two additional bedrooms and a full bathroom with a convenient laundry chute round out the main level. The fully finished basement expands the living space with a large family room complete with a second gas fireplace and wet bar, a games area, a generous fourth bedroom, a full bathroom with laundry, and plenty of storage. Additional features include: central air conditioning, durable vinyl plank flooring, newer shingles, updated LED lighting inside and out, and customized closet and under-cabinet lighting. Step outside to a large, fenced backyard with a hot tub and panoramic mountain views—the perfect spot for morning coffee or evening relaxation. The heated double garage, oversized recycled tire driveway, and RV parking offer convenience for every lifestyle. This home truly checks all the boxes—don't miss your chance to make it yours!