



GRASSROOTS
REALTY GROUP

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**4155 15 Avenue
Edson, Alberta**

MLS # A2258125



\$339,750

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Edson | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,074 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Off Street | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, | | |

| | | | |
|--------------------|---|-------------------|-------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | 22-53-17-W5 |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Wood | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Window Blinds

****READY FOR YOUR NEXT CHAPTER IN HILLENDALE?**** As you arrive in this PEACEFUL North Edson community, the TREE-LINED backdrop and WIDE STREETS immediately set the tone—RELAXED, PRIVATE, and FAMILY-FRIENDLY. Pulling into your DOUBLE ATTACHED GARAGE, you take in the clean curb appeal and WELCOMING front step. One step inside, you’re greeted by SOARING vaulted ceilings, BIG BRIGHT WINDOWS, and an OPEN FLOOR PLAN that’s made for real life—whether that’s COZY nights by the FIREPLACE or hosting holiday dinners in your SPACIOUS dining area. The white-on-white kitchen is BRIGHT, FUNCTIONAL, and READY for your personal touches. Plenty of cabinetry, a walk-in pantry, and an island for prepping or perching while sipping your morning coffee. Retreat upstairs to a PRIVATE PRIMARY SUITE complete with WALK-IN CLOSET and 3-PC ENSUITE—your space to recharge and breathe. The lower level is almost entirely finished—ready for your vision! Add the final touches to add bedrooms, a home gym, or a media room and instantly increase your square footage and equity. Outside, the FULLY-FENCED YARD backs onto a beautiful TREED BUFFER, offering extra privacy and a connection to nature that’s hard to beat. Whether you’re upsizing, downsizing, or investing in your first home, this is a chance to own a great property with ROOM TO GROW. All this for just \$16,985 down and \$1,745.75/month O.A.C. Book your private tour today—and FALL IN LOVE before someone else does! Book your private tour today and discover the best-kept secret in Edson’s sought-after Hillendale neighbourhood.

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