



**6701 15 Avenue
Edson, Alberta**

MLS # A2263203



\$690,000

Division:	Edson		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,488 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking, Triple Garage Detached		
Lot Size:	7.26 Acres		
Lot Feat:	Dog Run Fenced In, Few Trees, Garden, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1-R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Storage, Vaulted Ceiling(s)		

Inclusions: one seacan

Experience the perfect blend of tranquility and convenience with this beautiful property! You will love the privacy of your own space while being just moments away from town amenities. Enjoy your morning coffee with a breathtaking mountain view in the distance, and unwind in the hot tub under the stars at night. Say goodbye to long drives and embrace a lifestyle of comfort and ease. It's the best of both worlds with this beautifully landscaped 7.26 acre property located within the Town of Edson. This exceptional acreage features a well built bungalow with a full basement and an attached heated garage with direct access from the basement (no direct access from the main floor), plus a large detached heated 36' x 28' shop with two overhead doors, a hoist, and a 30-amp RV plug at the back. Step inside to find a spacious home featuring a well laid out kitchen with granite countertops, stainless steel appliances, and direct access to the outdoor fire pit area. The expansive great room boasts vaulted ceilings and is perfect for relaxing or hosting friends and family. The primary bedroom is a true retreat with vaulted ceilings, a nice 4-piece ensuite, a large walk-in closet, and those same incredible distant mountain views with no visible neighbors for added privacy. Bonus shelving, washer, and sink in garage that are ideal for laundering workwear and outside clothing. Some of the additional highlights include: In-floor heating in the basement (also RI ensuite upstairs), plus separate thermostats for the garage and shop, fully fenced perimeter with Paige Wire, fenced dog run that was used as a chicken coop (can be again with Town approval), plus a sea-can included for extra storage. You will appreciate the high speed Telus Fibre Optic Internet and having your own drilled water well and septic system with back up alarm. Outdoor features enhance this one of a kind

acreage, including a greenhouse, garden with underground water lines, large storage shed with 0-turn riding lawn mower, small outdoor skating rink, and bike track. There's also a massive cleared parking area that is an ideal spot for a huge future shop. This property has never had water issues and offers a peaceful lifestyle in Edson, with great neighbors and an unbeatable location.