GRASSROOTS REALTY GROUP

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4119 16 Avenue NE
Edson, Alberta

MLS # A2297296

$560,000

Division:	Edson		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,644 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	4	**Baths:**	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Doo		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lawn		

Heating:	Fireplace Insert, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	Electricity Connected, Natural Gas Connected, Garbag
Features:	Central Vacuum, French Door, Jetted Tub, Kitchen Island, No Smoking Home, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this immaculate 2006 bi-level offering 1,643.58 sq ft, ideally located in Hillendale. Backing onto a picturesque pond, this property delivers year round enjoyment with winter skating and peaceful summer evenings spent on the deck overlooking the water fountain. This beautifully maintained home features 4 bedrooms 3 bathrooms, including a private primary retreat on its own level complete with abundant natural light, walk in closet, and a relaxing jetted tub ensuite. The main level showcases a warm and inviting living room with a gas fireplace, a spacious kithcen open to the dining area, and garden door access to the deck where you will find natural gas hook up for BBQ- perfect for entertaining. Two additional bedrooms and a 4 beice bathroom comeplete this level. The fully developed walk-out basement offers a large fourth bedroom, a generouse family room, and a dedicated laundry space, providing excellent functionality for growing families. Recent 2024 upgrades include new exterior stonework, a covered deck roof, and modern glass railings. Additional highlights include central air conditioning, digital locks, smart heat and water sensors, dual sump pumps, outdoor fire pit, RV parking, and a built-in pressure washer in the oversized 23' x 25.5' heated garage. This exceptional property truly has it all-comfort, technology, and a stunning location.

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