



**7 Bench Creek Estate  
Edson, Alberta**

**MLS # A2299804**



**\$719,000**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,450 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	4.05 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Gentle Slope		

<b>Heating:</b>	In Floor, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Full	<b>LLD:</b>	19-53-17-W5
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Vinyl Siding	<b>Zoning:</b>	R1-E
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected, Water
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed, 3 Automatic Garage Door Openers with Camera Access & Remotes		

Welcome to 7 Bench Creek Estates &mdash; where beautiful mountain views and modern comfort unite. This custom two-storey home, built on 4.05 acres offers refined acreage living with the convenience of a quick commute to downtown Edson. Recent upgrades and features to this 2008 build include central air conditioning (2025), a new deck (2025), fresh paint throughout the home, and significant landscaping giving access to a wide-open back yard. Additional highlights include in-floor heating in the basement and garage, hot water on demand, electronic window blinds, and garage door openers with video capabilities, combining comfort, convenience, and modern technology throughout. The open-concept design offers bright and spacious living areas, accompanied by a gourmet kitchen with abundant cabinetry, a center island, stainless steel appliances, and a new induction stove &mdash; ideal for both daily living and entertaining. The master suite includes a private balcony overlooking the Rocky Mountains. Add to that a spa-inspired 5-piece ensuite with a large air-jet soaker tub, walk-in shower, and dual vanity, complemented by a spacious walk-in closet with convenient washer and dryer &ndash; the master suite is the calming and efficient retreat the busy owner needs. Two additional bedrooms and 4 pc bathroom complete the upper level. The fully developed, walkout basement offers comfort and entertainment, featuring in-floor heating, a theatre room with projector and sound system, a large family room, a 3-piece bathroom, and a spacious fourth bedroom. The triple attached heated garage provides ample parking and includes a large bonus room, perfect for storage, a home office, gym, or the ultimate man cave. And with ceiling-to-floor Insulated Concrete Forms, air-conditioning, and heated basement and garage floors, this is a one-of-a-kind

home that is built for comfort in Alberta. This property is one of 11 in a "bare land condominium", where you own your lot and have access to 30 additional acres of land, with Bench Creek running along the edge and walking / quadding trails throughout — offering the perfect balance of privacy, community, and natural beauty.