GRASSROOTS REALTY GROUP

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4104 18 Avenue
Edson, Alberta

MLS # A2303265

$462,500

Division:	Edson		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,499 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	5	**Baths:**	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, R		

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Carpet, Laminate, Linoleum, Vinyl	**Sewer:**	Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	Cable Connected, Electricity Connected, Natural Gas

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Crown Molding, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed

Beautifully updated modified bi-level located on the north side of the family-friendly Hillendale subdivision. This spacious home offers 5 bedrooms, 3 bathrooms, and a bright, open-concept layout—perfect for growing families and entertaining. The main floor features a welcoming living room with a cozy gas fireplace, a dining area, and a well-appointed kitchen complete with a corner pantry, breakfast bar, and ample cabinetry and counter space. Two bedrooms and a 4-piece bathroom complete this level. The upper level is dedicated to the oversized primary suite, showcasing a walk-in closet and a private 4-piece ensuite. The fully developed basement adds even more living space with a large family room, two additional bedrooms, a 3-piece bathroom, plus laundry and utility areas. Step outside to enjoy the 12’ x 14’ composite deck and fully fenced yard, complete with a large storage shed. The property also offers a triple concrete driveway and convenient RV parking along the west side of the home. Recent upgrades include stainless steel appliances, custom window coverings, new kitchen countertops, a high-efficiency furnace with central air conditioning (2022), and brand new shingles (March 2026). Ideally located within walking distance to schools, the hospital, and the town’s trail system, with quick access to all amenities.

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