



GRASSROOTS
REALTY GROUP

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6663 15 Avenue
Edson, Alberta

MLS # A2205602



\$1,500,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,682 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Gravel Driveway, Heated Garage, Triple Gar		
Lot Size:	3.63 Acres		
Lot Feat:	Front Yard, Garden, Interior Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Boiler, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Concrete, Laminate, Linoleum, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Central Vacuum		

Inclusions: Can be negotiated with the seller

2767 sq. ft. plus fully developed basement "Luxury Home" on 3.63 acres in town limits. Upgrades include a tripe detached garage full finished interior. Rear south facing deck 47 ft. by 13 ft. . The well designed interior of home is crafted with meticulous attention to detail. The chefs kitchen has stainless steel appliances. Lots of windows to give natural lighting. Very open floor plan. The home is air conditioned. There are also a detached triple garage with 2 bedroom suite 42x32 ft +/- , 40x24 ft. work shop , pond and a large garden.