



GRASSROOTS
REALTY GROUP

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**4322 18 Avenue
Edson, Alberta**

MLS # A2206160



\$344,000

Division:	Edson		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,283 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, P		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

Heating:

Forced Air, Natural Gas

Floors:

Carpet, Laminate, Tile

Roof:

Asphalt Shingle

Basement:

Finished, Partial

Exterior:

Vinyl Siding, Wood Frame

Foundation:

Poured Concrete

Features:

Breakfast Bar, Chandelier, Crown Molding, French Door, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Water:

Public

Sewer:

Public Sewer

Condo Fee:

-

LLD:

-

Zoning:

R2

Utilities:

Cable Connected, Electricity Connected, Fiber Optics,

Inclusions:

N/A

Beautiful Half Duplex in Hillendale – Modern Comfort & Low Maintenance Living. Experience upscale living in this beautiful ½ duplex located in the desirable Hillendale neighborhood. Perfect for those with a busy lifestyle, this executive-style home offers modern finishes, minimal outdoor upkeep, and no condo fees — combining comfort and convenience in one impressive package. Step inside and you’ll find upgraded fixtures, trim, crown molding, flooring, doors, lighting, and appliances throughout. Large windows fill the home with natural light, creating a bright and welcoming atmosphere. The main level features a spacious kitchen with soft-close cabinetry, stainless steel appliances, a pantry, and a breakfast bar, flowing seamlessly into the dining area with garden door access to the deck. The inviting living room includes an electric fireplace, perfect for cozy evenings. You’ll also find a 2-piece powder room and a third bedroom with a walk-in closet, ideal for guests or a home office. Upstairs, there are two generous bedrooms, each with a walk-in closet. The primary suite includes a stylish 4-piece ensuite, while the upper floor also features the main 4-piece bath, a laundry closet, and extra storage space. The fully developed basement offers versatility with a large studio or rec room, perfect for a home gym, teenager’s retreat, or creative workspace. There’s also a 3-piece bathroom, a utility room, and direct access to the single-car garage and front entry. The separate basement entrance makes it an excellent setup for working from home. Enjoy sunset views from the large back deck, and make the most of the partially fenced yard, beautifully landscaped with rainbow rock, flower beds, and shrubs — ready for you to create your outdoor oasis. This beautiful property is ideal for professionals, small families, or anyone

seeking a stylish, low-maintenance lifestyle. Don't miss your chance to call this one home sweet home!