

# \$344,900 - 4107 15 Avenue, Edson

MLS® #A2216962

## \$344,900

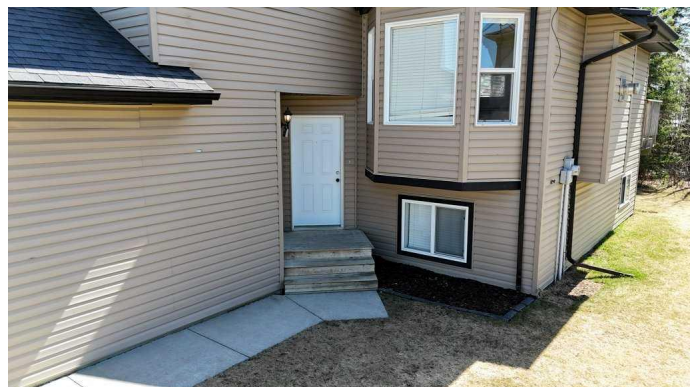
5 Bedroom, 3.00 Bathroom, 1,098 sqft  
Residential on 0.16 Acres

Edson, Edson, Alberta

**\*\*WELCOME HOME THIS SPRING!\*\*** Nestled in a sought-after neighborhood known for its **SPACIOUS** lots and vibrant community, this stunning family home offers the perfect blend of comfort, style, and room to grow. Set on an **EXPANSIVE**, tree-lined lot, the backyard offers endless space for children, pets, and outdoor gatherings—all backing onto a beautiful, winding walking path. Step inside to a **BRIGHT**, open-concept great room with soaring **VAULTED** ceilings that create an airy, **UPLIFTING** atmosphere. The thoughtfully separated master retreat offers a **PEACEFUL** escape, while two **GENEROUS** upstairs bedrooms ensure plenty of space for the whole family. Downstairs, a **HUGE** recreation room invites cozy family movie nights, game days, or entertaining guests with ease. Two additional large bedrooms provide incredible **FLEXIBILITY**—perfect for teens, guests, or a dedicated home office. Summer evenings are made for grilling on the deck while enjoying the privacy and freedom of your oversized yard. A **PRIVATE** double garage ensures your vehicles stay protected year-round. This is the lifestyle you’ve been searching for—available for just \$17,245 down and \$1,772.21/month (O.A.C.). Start your next chapter this spring—book your private showing today and make it yours!

Built in 2007

## Essential Information



MLS® #	A2216962
Price	\$344,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,098
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	4107 15 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E0A5

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dock
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	3
Zoning	2

### **Listing Details**

Listing Office	eXp Realty
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