

\$339,750 - 4155 15 Avenue, Edson

MLS® #A2258125

\$339,750

5 Bedroom, 3.00 Bathroom, 1,074 sqft
Residential on 0.16 Acres

Edson, Edson, Alberta

****READY FOR YOUR NEXT CHAPTER IN HILLENDALE?*** As you arrive in this **PEACEFUL** North Edson community, the **TREE-LINED** backdrop and **WIDE STREETS** immediately set the tone—**RELAXED, PRIVATE, and FAMILY-FRIENDLY**. Pulling into your **DOUBLE ATTACHED GARAGE**, you take in the clean curb appeal and **WELCOMING** front step. One step inside, you—™re greeted by **SOARING** vaulted ceilings, **BIG BRIGHT WINDOWS**, and an **OPEN FLOOR PLAN** that—™s made for real life—™whether that—™s **COZY** nights by the **FIREPLACE** or hosting holiday dinners in your **SPACIOUS** dining area. The white-on-white kitchen is **BRIGHT, FUNCTIONAL, and READY** for your personal touches. Plenty of cabinetry, a walk-in pantry, and an island for prepping or perching while sipping your morning coffee. Retreat upstairs to a **PRIVATE PRIMARY SUITE** complete with **WALK-IN CLOSET** and **3-PC ENSUITE**—™your space to recharge and breathe. The lower level is almost entirely finished—™ready for your vision! Add the final touches to add bedrooms, a home gym, or a media room and instantly increase your square footage and equity. Outside, the **FULLY-FENCED YARD** backs onto a beautiful **TREED BUFFER**, offering extra privacy and a connection to nature that—™s hard to beat. Whether you—™re upsizing, downsizing, or investing in your first home, this is a chance to own a great property with **ROOM TO GROW**. All this for just



\$16,985 down and \$1,745.75/month O.A.C.
Book your private tour today and FALL IN LOVE before someone else does! Book your private tour today and discover the best-kept secret in Edson's sought-after Hillendale neighbourhood.

Built in 2007

Essential Information

MLS® #	A2258125
Price	\$339,750
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,074
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4155 15 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 0A5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
-------------------	---

Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
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, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 26th, 2025
Days on Market	41
Zoning	R1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.