



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**6701 15 Avenue  
Edson, Alberta**

**MLS # A2263203**



**\$690,000**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,488 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking, Triple Garage Detached		
<b>Lot Size:</b>	7.26 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Few Trees, Garden, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1-R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Storage, Vaulted Ceiling(s)		

**Inclusions:** one seacan

Experience the perfect blend of tranquility and convenience with this beautiful property! You will love the privacy of your own space while being just moments away from town amenities. Enjoy your morning coffee with a breathtaking mountain view in the distance, and unwind in the hot tub under the stars at night. Say goodbye to long drives and embrace a lifestyle of comfort and ease. It's the best of both worlds with this beautifully landscaped 7.26 acre property located within the Town of Edson. This exceptional acreage features a well built bungalow with a full basement and an attached heated garage with direct access from the basement (no direct access from the main floor), plus a large detached heated 36' x 28' shop with two overhead doors, a hoist, and a 30-amp RV plug at the back. Step inside to find a spacious home featuring a well laid out kitchen with granite countertops, stainless steel appliances, and easy access to the deck and outdoor fire pit area. The expansive great room boasts vaulted ceilings and is perfect for relaxing or hosting friends and family. The primary bedroom is a true retreat with vaulted ceilings, a nice 4-piece ensuite, a large walk-in closet, and those same incredible distant mountain views with no visible neighbors for added privacy. Bonus shelving, washer, and sink in the attached garage are ideal for laundering workwear and outside clothing. Some of the additional highlights include: In-floor heating in the basement (also RI ensuite upstairs), plus separate thermostats for the heated garage and detached shop, fully fenced perimeter with Paige Wire, fenced dog run that was used as a chicken coop (can be again with Town approval), plus a sea-can included for extra storage. You will appreciate the high speed Telus Fibre Optic Internet and having your own drilled water well and septic system with back up alarm. Outdoor features

enhance this one of a kind acreage, including a greenhouse, garden with underground water lines, large storage shed with 0-turn riding lawn mower, small outdoor skating rink, and bike track. There's also a massive cleared parking area that is an ideal spot for a huge future shop. This property has never had water issues and offers a peaceful lifestyle in Edson, with great neighbors and an unbeatable location.