



GRASSROOTS
REALTY GROUP

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4322 18 Avenue
Edson, Alberta

MLS # A2293218



\$339,000

Division:	Edson		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,283 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, C		
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	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Breakfast Bar, Crown Molding, French Door, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		
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 and the living room. 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 spacious 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!