



**7 Bench Creek Estate
Edson, Alberta**

MLS # A2299804



\$695,000

Division:	Edson		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,450 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	RV Access/Parking, Triple Garage Attached		
Lot Size:	4.05 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Gentle Slope		

Heating:	In Floor, Forced Air, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	19-53-17-W5
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding	Zoning:	R1-E
Foundation:	ICF Block, Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected, Water
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Shed, 3 Automatic Garage Door Openers with Camera Access & Remotes		

Welcome to 7 Bench Creek Estates — where beautiful mountain views and modern comfort unite. This custom two-storey home, built on 4.05 acres offers refined acreage living with the convenience of a quick commute to downtown Edson. Recent upgrades and features to this 2008 build include central air conditioning (2025), a new deck (2025), fresh paint throughout the home, and significant landscaping giving access to a wide-open back yard. Additional highlights include in-floor heating in the basement and garage, hot water on demand, electronic window blinds, and garage door openers with video capabilities, combining comfort, convenience, and modern technology throughout. The open-concept design offers bright and spacious living areas, accompanied by a gourmet kitchen with abundant cabinetry, a center island, stainless steel appliances, and a new induction stove — ideal for both daily living and entertaining. The master suite includes a private balcony overlooking the Rocky Mountains. Add to that a spa-inspired 5-piece ensuite with a large air-jet soaker tub, walk-in shower, and dual vanity, complemented by a spacious walk-in closet with convenient washer and dryer – the master suite is the calming and efficient retreat the busy owner needs. Two additional bedrooms and 4 pc bathroom complete the upper level. The fully developed, walkout basement offers comfort and entertainment, featuring in-floor heating, a theatre room with projector and sound system, a large family room, a 3-piece bathroom, and a spacious fourth bedroom. The triple attached heated garage provides ample parking and includes a large bonus room, perfect for storage, a home office, gym, or the ultimate man cave. And with ceiling-to-floor Insulated Concrete Forms, air-conditioning, and heated basement and garage floors, this is a one-of-a-kind

home that is built for comfort in Alberta. This property is one of 11 in a "bare land condominium", where you own your lot and have access to 30 additional acres of land, with Bench Creek running along the edge and walking / quadding trails throughout — offering the perfect balance of privacy, community, and natural beauty.