



GRASSROOTS
REALTY GROUP

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4108 16 Avenue
Edson, Alberta

MLS # A2300283



\$449,000

Division:	Edson		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,379 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: storage shed

Stunning executive style bi-level in the desirable Hillendale subdivision! This beautifully designed home welcomes you with a spacious entrance leading to the main level living room—perfect for relaxing or entertaining—with convenient access to the 24' x 26' heated double garage. Upstairs, you'll find a bright, open concept kitchen and dining area featuring a large island, stainless steel appliances, and abundant cabinetry and counter space. The primary bedroom offers a lovely 3-piece ensuite and a generous walk-in closet, while two additional bedrooms and a 4-piece bathroom complete the upper level. The fully finished basement is ideal for family living or entertaining, showcasing a huge rec room with soundproof double doors and added insulation for enhanced privacy. This level also includes two more bedrooms, a 5-piece bathroom with double sinks, and a utility room with laundry. Outside, enjoy ample parking with a triple driveway, including space for RV parking. The fully fenced backyard features a sandbox and storage shed—perfect for families. Ideally located near the Hillendale pond, with easy access to walking trails, playgrounds, schools, and the new hospital, this home offers both comfort and convenience.