



GRASSROOTS
REALTY GROUP

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11 Bench Creek Estate Edson, Alberta

MLS # A2322553



\$810,000

Division:	Edson		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,495 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	3
Garage:	Asphalt, Double Garage Attached, Gated, Parking Pad, RV Access/Parking		
Lot Size:	4.23 Acres		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Many Trees, Private		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 25
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	R1-E
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Kitchen Island, Natural Woodwork, Pantry, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: pool table, swim spa and attachments, 4 security cameras, deck kitchen, storage sheds

Welcome to your own private paradise! Nestled on 4.23 beautifully landscaped acres in the sought after Bench Creek Estates, this stunning Tudor style home offers the perfect blend of privacy, comfort, and outdoor living. Surrounded by mature trees and featuring a park-like setting, this exceptional property is a rare opportunity to enjoy acreage living within town limits. Offering 5 bedrooms and 3 bathrooms, this well-maintained home has seen numerous recent upgrades, including new shingles, updated appliances, water filtration system, and attic insulation improvements completed within the past two years. The main floor showcases beautiful hardwood and ceramic tile flooring, textured ceilings, and large windows that fill the home with natural light. The well designed kitchen offers an efficient layout with an island and eat-up bar, flowing seamlessly into the open-concept living and dining areas. Also on the main level are a bedroom, full bathroom, laundry room with garage access, and a sunken family room highlighted by a vaulted cedar ceiling, feature wall, and cozy wood-burning fireplace. A skylight brightens the staircase leading to the second level, where you'll find four generously sized bedrooms and a beautifully appointed 4-piece bathroom complete with granite countertops, a soaker tub/shower. The spacious primary suite boasts walk-in closets and a private 4-piece ensuite with a jetted tub, separate shower, and glass-top vanity. The basement provides additional living space with a recreation room complete with projection screen, plus ample storage and cold storage areas. Step outside and experience everything this remarkable property has to offer. The fully fenced grounds are enhanced by stunning landscaping, a gigantic deck featuring a swim spa and a convenient outdoor kitchen area, a picturesque pond, hockey rink with warming shack, dog

kennel, storage/workshop building, covered storage shelter, and a fire pit area that's perfect for entertaining family and friends. Adding even more versatility to the property is a 24' x 26' heated attached garage/recreation space, complete with a wet bar and pool table—an ideal gathering place for entertaining guests, hosting game nights, or enjoying year-round family recreation. The acreage also offers abundant paved parking, making it easy to accommodate vehicles, RVs, trailers, and visitors. Designed with both convenience and peace of mind in mind, the property features two gated entrances and a four-camera security system, enhancing privacy and security throughout the estate. Additional features include multiple areas of in-floor heating, heated mirrors, and mini split A/C units providing added comfort throughout the home. This one-of-a-kind property truly offers the best of both worlds—peaceful acreage living with the convenience of town amenities just minutes away. Seller has reduced the price for a timely sale. Now offered below the June 28, 2026 appraised value of \$814,000.00