



GRASSROOTS
REALTY GROUP

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4112 15 Avenue
Edson, Alberta

MLS # A2350492



\$625,000

Division:	Edson		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,113 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers, French Door, Kitchen Island, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: hot tub

Amazing timber frame style custom built two storey home on a gorgeous oversized lot that backs onto the pond in Hillendale. This stunning home boasts solid wood flooring, bannisters, doors, closet doors, trim, and cabinetry, complemented by impressive concrete countertops and beautiful tile flooring throughout. The kitchen is a chef's dream, with plenty of maple cabinets and tons of prep space, stainless appliances (gas stove), island, and a walk in pantry. A large formal dining area just off the kitchen features patio doors leading to the covered back deck, as well as an entryway into the bright and inviting living room. With a gas fireplace, the living room is the perfect place to relax and entertain. The remarkable primary bedroom features a vaulted ceiling, a large ensuite with a soaker tub, a walk-in closet, an additional closet, and a private balcony accessed through elegant French doors. Overlooking the beautiful backyard the balcony is the perfect spot to enjoy the stars on a clear night. This 5 bedroom, 3 1/2 bath home offers spacious living areas, a huge bonus room, and thoughtful features throughout. Don't miss your chance to own this amazing property!