

\$549,000 - 6405 15 Avenue, Edson

MLS® #A2240881

\$549,000

6 Bedroom, 3.00 Bathroom, 1,483 sqft

Residential on 1.02 Acres

NONE, Edson, Alberta

Discover the perfect blend of space, comfort and convenience with this stunning home located within town limits on a rare 1.02 acre lot. Built by Mint Homes, this property offers all the benefits of acreage living while being minutes from schools, shopping and local amenities. A spacious foyer welcomes you into the home where the main floor features 1,386 square feet of well-designed living space, including a large open concept kitchen, dining and living area, ideal for families and entertaining. The Primary bedroom has a full ensuite, two additional bedrooms and a 4 piece main bathroom and laundry room. The fully finished basement adds an additional 1229 square feet of living space including a huge family room with fireplace, three more bedrooms, a 4-piece bathroom and utility room. Large rear deck overlooking the back wooded area for privacy and natural beauty. In-floor heat, central air conditioning, new hot water tank and plumbed for central vac., are just some of the great features of this home. Whether you are looking for more space, privacy, or just the charm of acreage living with urban convenience in town, this property is a must see.

Built in 2001

Essential Information

MLS® # A2240881

Price \$549,000



Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,483
Acres	1.02
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6405 15 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1S3

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Gravel Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Outside
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Stove(s), Washer, Window Coverings, Central Air Conditioner
Heating	In Floor, Forced Air, Natural Gas, Boiler, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric, Raised Hearth, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters, Storage
Lot Description	Lawn, Front Yard, Garden, Many Trees, Rectangular Lot, Wooded
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	25
Zoning	CR

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.