

# \$379,900 - 6122 11 Avenue, Edson

MLS® #A2216430

**\$379,900**

3 Bedroom, 3.00 Bathroom, 1,186 sqft  
Residential on 0.09 Acres

Edson, Edson, Alberta

Welcome to this modern and beautifully reimagined half duplex is the desirable Westgrove Subdivision. Completely transformed from the basement studs up, this like new home offers contemporary living with quality upgrades throughout. Itâ€™s luxurious with neutral colours and stylish flooring. This stunning home features a gorgeous kitchen equipped with new Samsung stainless steel appliances, ample cabinetry and counter space, large pantry, and an open dining area with patio doors leading to the deck that is perfect for entertaining. The main floor features a large entryway, 2-piece powder room, open kitchen and dining area, living room, and access to the basement and garage. Upstairs youâ€™ll find a spacious primary bedroom boasting a mountain view and bathroom access, 4 piece bathroom, and two decent sized additional bedrooms. The fully developed basement offers excellent flexibility with a large family room which is ideal for guests, teenagers, or recreation, as well as a gorgeous 3 piece bathroom, laundry area, utility room, and additional storage. This home has new furnace and ducting, plumbing, electrical and wiring, ethernet throughout, doors and windows (except one window in basement) flooring, siding, shingles, and the builder is offering a one year home warranty. Enjoy the privacy of a fenced backyard featuring a 6â€™ fence, storage shed, fire pit area, and a convenient gate. Located in a great family friendly



neighborhood close to parks, schools, and amenities. The adjacent lot is also available for purchase and could present an excellent opportunity for a friend or family member to build a home and live nearby. Home comes complete with an apple tree out front. Don't miss out on this exceptional opportunity!

Built in 2004

### **Essential Information**

MLS® #	A2216430
Price	\$379,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,186
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	6122 11 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1Y8

### **Amenities**

Parking Spaces	4
Parking	Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, Pantry, Storage, Track Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	R2

## Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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