

# \$739,000 - 7 Bench Creek Estate, Edson

MLS® #A2263813

**\$739,000**

4 Bedroom, 4.00 Bathroom, 2,450 sqft

Residential on 4.05 Acres

Edson, Edson, Alberta

Welcome to Bench Creek Estates â€” where mountain views and modern comfort unite. This custom two-storey home on 4.05 acres offers breathtaking southwest views of the Rocky Mountains, combining refined country living with the convenience of being in town. The open-concept design features a striking staircase, bright and spacious living areas, and a gourmet kitchen with abundant cabinetry, a center island, stainless steel appliances, and a new induction stove â€” ideal for both daily living and entertaining.

The master suite includes two private balconies â€” one overlooking the lower level and the other framing majestic mountain views â€” and a spa-inspired 5-piece ensuite with a large air-jet soaker tub, walk-in shower, and dual vanity, complemented by a spacious walk-in closet with convenient washer and dryer. Two additional bedrooms and 4 pc bathroom complete the upper level.

The fully developed walkout basement offers comfort and entertainment, featuring in-floor heating, a theatre room with projector and sound system, a large family room, a 3-piece bathroom, and a spacious fourth bedroom. The triple attached heated garage provides ample parking and includes a bonus room, perfect for a home office, gym, or ultimate man cave.

Recent upgrades and features include new electronic window blinds, fresh interior paint, central air conditioning (2025), and a large new deck â€” perfect for entertaining or



enjoying the spectacular views. Additional highlights include in-floor heating in the basement and garage, hot water on demand, and three new garage door openers with video capabilities, combining comfort, convenience, and modern technology throughout.

This property is one of 11 in a "bare land condominium", where you own your lot and have access to 30 acres of fenced and cross-fenced common land, with Bench Creek running along the edge " offering the perfect balance of privacy, community, and natural beauty.

Built in 2008

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2263813                         |
| Price          | \$739,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,450                            |
| Acres          | 4.05                             |
| Year Built     | 2008                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7 Bench Creek Estate |
| Subdivision | Edson                |
| City        | Edson                |
| County      | Yellowhead County    |
| Province    | Alberta              |
| Postal Code | T7E 0B3              |

### Amenities

|              |                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------|
| Amenities    | Other                                                                                                            |
| Utilities    | Electricity Connected, Natural Gas Connected, Garbage Collection, High Speed Internet Available, Cable Available |
| Parking      | RV Access/Parking, Triple Garage Attached                                                                        |
| # of Garages | 3                                                                                                                |

## Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                              |
| Heating           | In Floor, Forced Air, Hot Water, Natural Gas                                                                                                           |
| Cooling           | Central Air                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                      |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Finished, Full, Walk-Out                                                                                                                               |

## Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape, Few Trees |
| Roof              | Asphalt Shingle                                                                                                             |
| Construction      | Vinyl Siding, ICFs (Insulated Concrete Forms)                                                                               |
| Foundation        | Poured Concrete, ICF Block                                                                                                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 15                 |
| Zoning         | R1-E               |
| HOA Fees       | 300                |
| HOA Fees Freq. | ANN                |

## Listing Details

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

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