

# \$435,000 - 6102 11 Avenue, Edson

MLS® #A2270143

**\$435,000**

4 Bedroom, 3.00 Bathroom, 1,228 sqft

Residential on 0.21 Acres

Edson, Edson, Alberta

Nestled in the desirable Westgrove subdivision of Edson, this charming 4+1 bedroom home offers the perfect blend of comfort and character. With central air conditioning for summer days and a lovely wood-burning fireplace to keep winter's chill at bay, you'll feel at home year-round. The heated garage adds convenience, while the expansive and meticulously maintained yard is perfect for outdoor enjoyment. Inside, you'll find areas of beautiful hardwood flooring and plush carpets. A total of 2.5 bathrooms to accommodate a growing family or guests. It's a truly inviting home ready to welcome you!

Built in 2002

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2270143    |
| Price          | \$435,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,228       |
| Acres          | 0.21        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6102 11 Avenue    |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1Y1           |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Parking Spaces | 4                                                         |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage |
| # of Garages   | 2                                                         |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                            |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | Central Air                                                                            |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Wood Burning                                                                           |
| Has Basement      | Yes                                                                                    |
| Basement          | Full                                                                                   |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Yard, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco, Wood Frame    |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2025 |
| Days on Market | 4                   |
| Zoning         | R1B                 |

### Listing Details

Listing Office

ROYAL LEPAGE EDSON REAL ESTATE

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