# \$379,900 - 5301 15 Ave, Edson

MLS® #A2249267

#### \$379,900

5 Bedroom, 3.00 Bathroom, 1,300 sqft Residential on 0.15 Acres

Edson, Edson, Alberta

This well laid out and inviting 5 bedroom, 2.5 bath bi-level home is perfect for families and located in a great neighbourhood. The bright and open main floor features a generous living and dining area, a cozy kitchen with a pantry/storage closet, a primary bedroom with a private 2-piece ensuite, two additional bedrooms, and a full 4-piece main bathroom. The fully finished basement adds even more living space with a huge rec room, two more bedrooms, a 3-piece bathroom complete with a sauna, a laundry/utility room with ample storage, a dedicated study or office area, and bonus storage space under the stairs. Well maintained and never affected by water issues, the home also includes a nicely landscaped, fully fenced yard with a storage shed and fire pit, ideal for outdoor enjoyment. Shingles were replaced approximately 12 years ago. With plenty of room for the whole family and more, this home is a must-see!







Built in 1979

#### **Essential Information**

Square Footage

MLS® # A2249267
Price \$379,900
Bedrooms 5
Bathrooms 3.00
Full Baths 2
Half Baths 1

1,300

Acres 0.15 Year Built 1979

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

### **Community Information**

Address 5301 15 Ave

Subdivision Edson
City Edson

County Yellowhead County

Province Alberta
Postal Code T7E 1H2

#### **Amenities**

Parking Spaces 6

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s)

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit

Lot Description Corner Lot

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 24th, 2025

Days on Market 3
Zoning R1

## **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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