

# \$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	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, High Speed Internet 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, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 13th, 2025
Days on Market	1
Zoning	R1-E
HOA Fees	300
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.