

# \$485,000 - 6117 11 Avenue, Edson

MLS® #A2219794

**\$485,000**

4 Bedroom, 3.00 Bathroom, 1,542 sqft

Residential on 0.19 Acres

Edson, Edson, Alberta

A Rare Gem in Westgrove with Mountain Views! This exceptional 4-bedroom, 3-bathroom custom-built home offers a harmonious blend of thoughtful design and everyday functionality. Situated in the sought-after neighborhood of Westgrove, the property has been well maintained and boasts humbling mountain views that can be enjoyed year-round. Inside, youâ€™ll find an open-concept layout featuring a warm and inviting living room with a gas fireplace, a dedicated dining area, and a beautifully equipped kitchen with stainless steel appliances, a corner pantry, center island, and a sunlit breakfast nook that opens to the back deckâ€”perfect for outdoor dining and entertaining. The main floor includes a spacious primary suite with a walk-in closet and a stylish barn door leading to a private 3-piece ensuite with an air jet tub. Two additional bedrooms and a full bathroom with a convenient laundry chute round out the main level. The fully finished basement expands the living space with a large family room complete with a second gas fireplace and wet bar, a games area, a generous fourth bedroom, a full bathroom with laundry, and plenty of storage. Additional features include: central air conditioning, durable vinyl plank flooring, newer shingles, updated LED lighting inside and out, and customized closet and under-cabinet lighting. Step outside to a large, fenced backyard with a hot tub and panoramic mountain viewsâ€”the perfect spot for morning



coffee or evening relaxation. The heated double garage, oversized recycled tire driveway, and RV parking offer convenience for every lifestyle. This home truly checks all the boxesâ€”donâ€™t miss your chance to make it yours!

Built in 2004

### Essential Information

MLS® #	A2219794
Price	\$485,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,542
Acres	0.19
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	6117 11 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1Y8

### Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Bar, Built-in Features
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s),

	Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Level, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	94
Zoning	R1 - Low Density Resident

## Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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