\$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, you'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 boxes—don'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 Built-in Features, Closet Organizers, Bar

Appliances Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Central Air

Conditioner, Electric Range, Garage Control(s)

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, Front Yard, Lawn, Level, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 12th, 2025

Days on Market 164

Zoning R1 - Low Density Resident

Listing Details

Listing Office CENTURY 21 TWIN REALTY

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