

# \$319,750 - 4155 15 Avenue, Edson

MLS® #A2258125

**\$319,750**

5 Bedroom, 3.00 Bathroom, 1,074 sqft  
Residential on 0.16 Acres

Edson, Edson, Alberta

**\*\*READY FOR YOUR NEXT CHAPTER IN HILLENDALE?\*** As you arrive in this PEACEFUL North Edson community, the TREE-LINED backdrop and WIDE STREETS immediately set the tone—RELAXED, PRIVATE, and FAMILY-FRIENDLY. Pulling into your DOUBLE ATTACHED GARAGE, you take in the clean curb appeal and WELCOMING front step. One step inside, you™re greeted by SOARING vaulted ceilings, BIG BRIGHT WINDOWS, and an OPEN FLOOR PLAN that™s made for real life—whether that™s COZY nights by the FIREPLACE or hosting holiday dinners in your SPACIOUS dining area. The white-on-white kitchen is BRIGHT, FUNCTIONAL, and READY for your personal touches. Plenty of cabinetry, a walk-in pantry, and an island for prepping or perching while sipping your morning coffee. Retreat upstairs to a PRIVATE PRIMARY SUITE complete with WALK-IN CLOSET and 3-PC ENSUITE—your space to recharge and breathe. The lower level is almost entirely finished—ready for your vision! Add the final touches to add bedrooms, a home gym, or a media room and instantly increase your square footage and equity. Outside, the FULLY-FENCED YARD backs onto a beautiful TREED BUFFER, offering extra privacy and a connection to nature that™s hard to beat. Whether you™re upsizing, downsizing, or investing in your first home, this is a chance to own a great property with ROOM TO GROW. All this for just



\$16,985 down and \$1,745.75/month O.A.C.  
Book your private tour today and FALL IN LOVE before someone else does! Book your private tour today and discover the best-kept secret in Edson's sought-after Hillendale neighbourhood. \*\*SELLERS WILL CONSIDER VENDOR FINANCING OPTIONS\*\*

Built in 2007

### Essential Information

MLS® #	A2258125
Price	\$319,750
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,074
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	4155 15 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 0A5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In
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	Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	September 26th, 2025
Days on Market	55
Zoning	R1

## Listing Details

Listing Office	eXp Realty
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