

# \$544,700 - 6138 11 Avenue, Edson

MLS® #A2262703

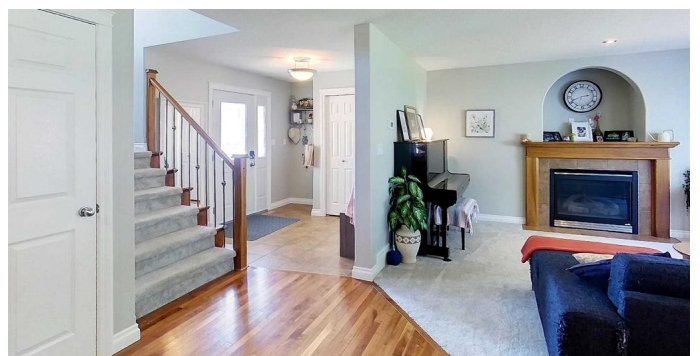
**\$544,700**

4 Bedroom, 4.00 Bathroom, 2,073 sqft

Residential on 0.20 Acres

Edson, Edson, Alberta

Welcome to 6138 11 Avenue, a beautiful blend of modern elegance and timeless charm in the sought-after community of Westgrove. Has had some fresh paint and carpets replaced in the last year. Nestled in a quiet, family-friendly neighbourhood, this stunning home greets you with a spacious foyer that opens into an airy, open-concept main floor. The living room features large windows that flood the space with natural light and a cozy gas fireplace that sets a warm, welcoming tone. The gourmet kitchen is a chef's dream, complete with stainless steel appliances, ample cabinetry, and generous counter space, perfect for family meals or entertaining. The bright dining nook opens to the deck and private, landscaped backyard, ideal for morning coffee or summer barbecues. Upstairs, you'll find three spacious bedrooms plus a versatile bonus room that can serve as an office, playroom, or media space. The primary suite is a true retreat, featuring a walk-in closet and a luxurious ensuite with a soaking tub and separate shower. The fully finished lower level offers 9' ceilings, in-floor heating, a fourth bedroom, a den, a full bathroom, and a huge recreation room (perfect for a gym, home theatre, or craft area). Outside, enjoy a beautifully maintained yard with a fenced perimeter for kids and pets to play safely. The attached heated double garage and oversized driveway with RV parking add convenience and function. With its prime location, thoughtful layout, and high-end finishes, this Westgrove



gem offers the perfect combination of comfort,  
style, and family living.

Built in 2004

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262703    |
| Price          | \$544,700   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,073       |
| Acres          | 0.20        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6138 11 Avenue    |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1Y8           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                      |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Forced Air                                                                                             |
| Cooling           | None                                                                                                             |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Backs on to Park/Green Space, Pie Shaped Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding                                 |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 13                |
| Zoning         | R1B               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

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.