

\$344,000 - 4322 18 Avenue, Edson

MLS® #A2206160

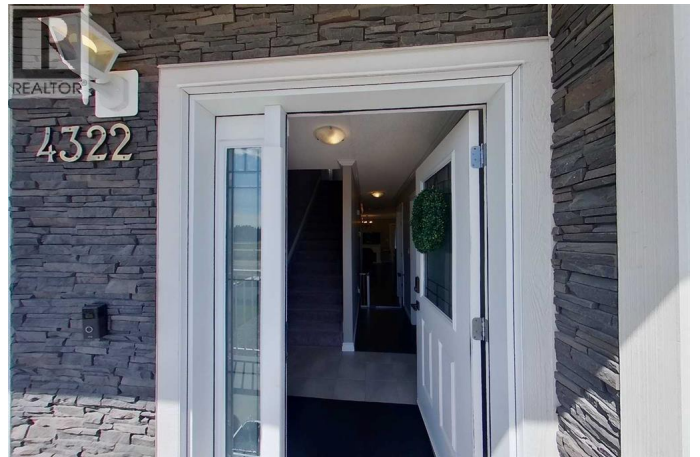
\$344,000

3 Bedroom, 4.00 Bathroom, 1,283 sqft

Single Family on 0.09 Acres

Edson, Edson, Alberta

Beautiful Half Duplex in Hillendale “ Modern Comfort & Low Maintenance Living. Experience upscale living in this beautiful ½ duplex located in the desirable Hillendale neighborhood. Perfect for those with a busy lifestyle, this executive-style home offers modern finishes, minimal outdoor upkeep, and no condo fees “ combining comfort and convenience in one impressive package. Step inside and you’ll find upgraded fixtures, trim, crown molding, flooring, doors, lighting, and appliances throughout. Large windows fill the home with natural light, creating a bright and welcoming atmosphere. The main level features a spacious kitchen with soft-close cabinetry, stainless steel appliances, a pantry, and a breakfast bar, flowing seamlessly into the dining area with garden door access to the deck. The inviting living room includes an electric fireplace, perfect for cozy evenings. You’ll also find a 2-piece powder room and a third bedroom with a walk-in closet, ideal for guests or a home office. Upstairs, there are two generous bedrooms, each with a walk-in closet. The primary suite includes a stylish 4-piece ensuite, while the upper floor also features the main 4-piece bath, a laundry closet, and extra storage space. The fully developed basement offers versatility with a large studio or rec room, perfect for a home gym, teenager’s retreat, or creative workspace. There’s also a 3-piece bathroom, a utility room, and direct access to the single-car garage and front entry. The



separate basement entrance makes it an excellent setup for working from home. Enjoy sunset views from the large back deck, and make the most of the partially fenced yard, beautifully landscaped with rainbow rock, flower beds, and shrubs – ready for you to create your outdoor oasis. This beautiful property is ideal for professionals, small families, or anyone seeking a stylish, low-maintenance lifestyle. Don't miss your chance to call this one home sweet home! (id:6289)

Built in 2015

Essential Information

Listing #	A2206160
Price	\$344,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,283
Acres	0.09
Year Built	2015
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4322 18 Avenue
Subdivision	Edson
City	Edson
Province	Alberta
Postal Code	T7E0C1

Amenities

Amenities	Airport, Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Utilities	Cable, Electricity, Sewer, Water
Features	PVC window, French door, No Animal Home, No Smoking Home
Parking Spaces	3

Parking	Attached Garage, Concrete
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Wine Fridge, Stove, Dryer, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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