

# \$349,000 - 4322 18 Avenue, Edson

MLS® #A2206160

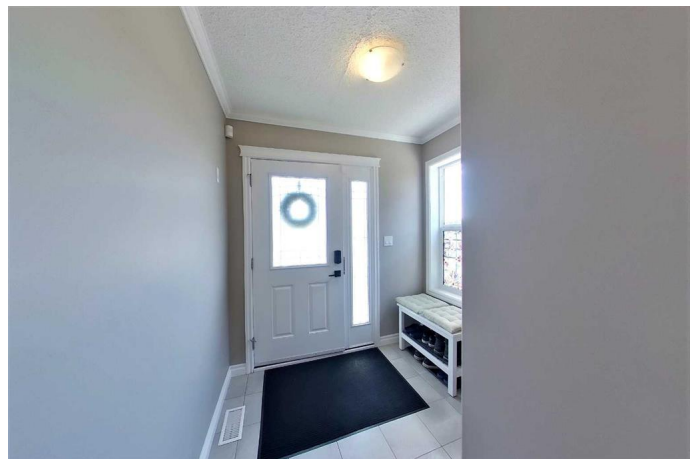
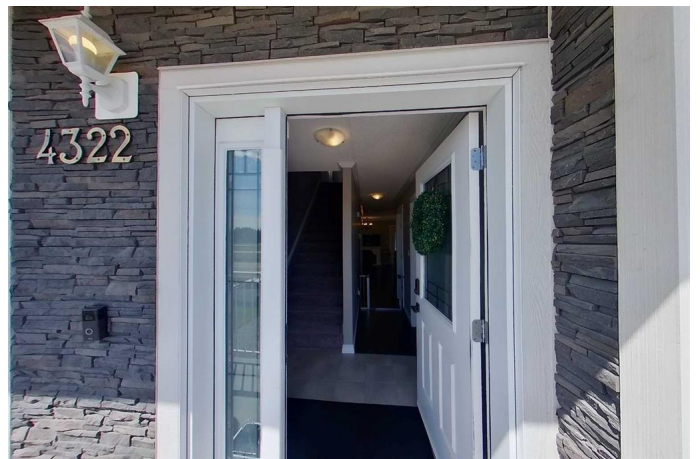
**\$349,000**

3 Bedroom, 4.00 Bathroom, 1,283 sqft

Residential on 0.09 Acres

Edson, Edson, Alberta

Beautiful half-duplex in Hillendale! If you have a busy lifestyle and are looking for up-scale living with minimal outdoor maintenance and no monthly condo fees, this property could be perfect for you. This executive-style home features upgraded fixtures, appliances, lighting, trim, crown molding, as well as upgraded interior and exterior doors, flooring, and keyless door locks. The large windows throughout the home allow for plenty of natural light. On the main level, you will find a spacious kitchen equipped with ample soft-close cabinets, stainless steel appliances, a breakfast bar, and a pantry. The dining room has garden door access to the deck, and the living room provides a cozy space to relax. Additionally, there is a two-piece powder room and a third bedroom with a walk-in closet, which would also work well as a home office. Upstairs, there are two bedrooms, both with walk-in closets. The master bedroom includes a four-piece ensuite bathroom, and there is also a main four-piece bathroom, a laundry closet, and a storage closet on this level. The developed basement features a large studio space that can serve as a rec room, a teenager's retreat, or a home gym. There is also a three-piece bathroom, the utility room, access to the single-car garage. The separate entrance in the basement is a great feature for those who work from home and would like a home office space. Enjoy sunset views from the large back deck, and take advantage of the partially fenced yard, which has room to



create your outdoor living oasis. Currently, it is landscaped with rainbow rock, flower beds, and shrubs. This charming home is ideal for busy professionals or small families. Don't miss your chance to enjoy the luxury and convenience this property offers!

Built in 2015

### Essential Information

MLS® #	A2206160
Price	\$349,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,283
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	4322 18 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 0C1

### Amenities

Utilities	Cable Connected, Electricity Connected, Garbage Collection, High Speed Internet Available, Natural Gas at Lot Line, Sewer Connected, Water Connected, Fiber Optics Available
Parking Spaces	3
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Plug-In, Single Garage Attached

# of Garages 1

## Interior

Interior Features Breakfast Bar, Chandelier, Crown Molding, French Door, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Wine Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Partial

## Exterior

Exterior Features Lighting, Rain Gutters

Lot Description Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 26th, 2025

Days on Market 46

Zoning R2

## Listing Details

Listing Office ROYAL LEPAGE EDSON REAL ESTATE

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