

\$730,000 - 5612 16 Avenue, Edson

MLS® #A2212539

\$730,000

5 Bedroom, 3.00 Bathroom, 3,363 sqft

Residential on 0.35 Acres

NONE, Edson, Alberta

Country living in town. Welcome to this beautiful Wilshire "Mint" built Home on a quiet cul de sac and backing onto green area. The home is situated on a large 15,394 well manicured lot with patio area sitting amongst the Spruce, a greenhouse/cozy she-he Shed and a heated 15'x21' garage/workshop. The main level of the home has a large entryway, 3 bedrooms, 5 piece ensuite and a 4 piece main bathroom, Living Room with fireplace, Dining Room, Kitchen with breakfast nook, vaulted an tray ceilings, stainless steel appliances including a gas stove. The basement has a large recreational room with fireplace and wet bar, a family/TV room, large storage/pantry, utility and storage room and two bedrooms. Flooring is hardwood and ceramic tile flooring, hot water on demand running the in floor heat and a brand new 50 gallon hot water tank for endless hot water in all domestic areas of the house. The back covered patio gives you a tranquil place to sit and enjoy the scenery and all the comforts of this Wilshire beauty. This home is totally move in ready.

Built in 2006

Essential Information

MLS® #	A2212539
Price	\$730,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	3,363
Acres	0.35
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5612 16 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1X1

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Additional Parking, Concrete Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Tray Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Electric Oven, Water Distiller
Heating	Boiler, In Floor, Forced Air, Hot Water, Natural Gas, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Glass Doors
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, No Neighbours Behind, Cul-De-Sac, Yard Drainage
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2025
Days on Market	3
Zoning	R-1B

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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