

# \$485,000 - 6117 11 Avenue, Edson

MLS® #A2219794

**\$485,000**

4 Bedroom, 3.00 Bathroom, 1,542 sqft

Residential on 0.19 Acres

Edson, Edson, Alberta

A Rare Gem in Westgrove with Mountain Views! This exceptional 4-bedroom, 3-bathroom custom-built home offers a harmonious blend of thoughtful design and everyday functionality. Situated in the sought-after neighborhood of Westgrove, the property has been well maintained and boasts humbling mountain views that can be enjoyed year-round. Inside, youâ€™ll find an open-concept layout featuring a warm and inviting living room with a gas fireplace, a dedicated dining area, and a beautifully equipped kitchen with stainless steel appliances, a corner pantry, center island, and a sunlit breakfast nook that opens to the back deckâ€”perfect for outdoor dining and entertaining. The main floor includes a spacious primary suite with a walk-in closet and a stylish barn door leading to a private 3-piece ensuite with an air jet tub. Two additional bedrooms and a full bathroom with a convenient laundry chute round out the main level. The fully finished basement expands the living space with a large family room complete with a second gas fireplace and wet bar, a games area, a generous fourth bedroom, a full bathroom with laundry, and plenty of storage. Additional features include: central air conditioning, durable vinyl plank flooring, newer shingles, updated LED lighting inside and out, and customized closet and under-cabinet lighting. Step outside to a large, fenced backyard with a hot tub and panoramic mountain viewsâ€”the perfect spot for morning



coffee or evening relaxation. The heated double garage, oversized recycled tire driveway, and RV parking offer convenience for every lifestyle. This home truly checks all the boxesâ€”donâ€™t miss your chance to make it yours!

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219794    |
| Price          | \$485,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,542       |
| Acres          | 0.19        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 6117 11 Avenue    |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1Y8           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Bar, Built-in Features                               |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), |

|                 |  |
|-----------------|--|
|                 | Range Hood, Refrigerator, Washer/Dryer |
| Heating         | Forced Air, Natural Gas                |
| Cooling         | Central Air                            |
| Fireplace       | Yes                                    |
| # of Fireplaces | 2                                      |
| Fireplaces      | Gas                                    |
| Has Basement    | Yes                                    |
| Basement        | Finished, Full                         |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                                   |
| Lot Description   | Back Yard, Landscaped, Level, Front Yard, Lawn |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding                                   |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | May 12th, 2025            |
| Days on Market | 78                        |
| Zoning         | R1 - Low Density Resident |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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