

# \$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
-------------------	--------------

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
----------------	------------------------

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.