

# **\$699,000 - 5651 16 Ave, Edson**

MLS® #A2217489

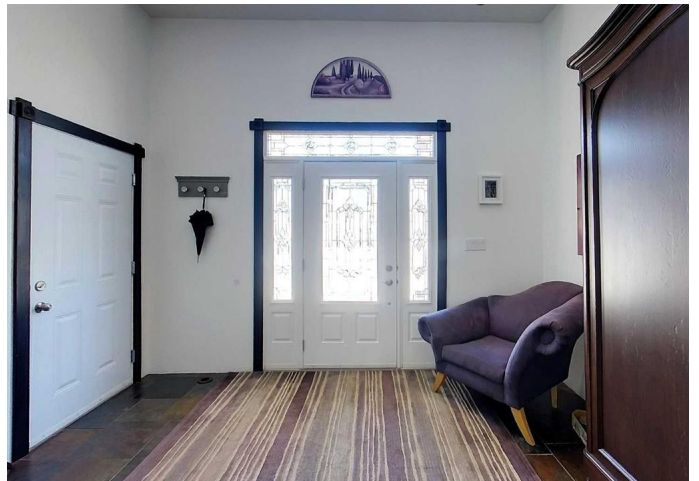
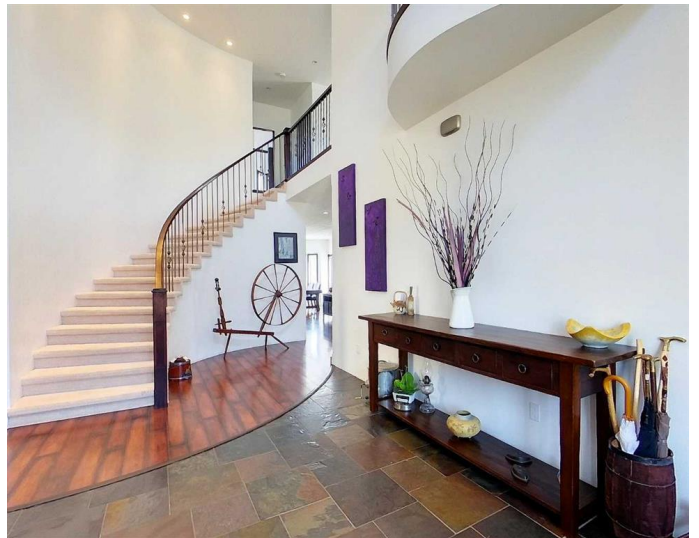
**\$699,000**

7 Bedroom, 7.00 Bathroom, 3,153 sqft

Residential on 0.37 Acres

Edson, Edson, Alberta

This exceptional home in an exclusive area offers an impressive 7 bedrooms and 7 bathrooms. As you enter, you are greeted by the grand curved staircase and soaring 18ft ceilings. Entering into the expansive living room, perfect for gatherings, you notice the large windows flooding the room with light and the dining room tucked into a bright nook. The large, well appointed kitchen is a cook's dream with a large island, lot's of storage and plenty of counter space. The kitchen is open to the dining room and the living room. The back deck is accessed through the dining area and is a perfect place relax after a long day. With 2 primary suites to choose from, each offering it's own private sanctuary, the home caters to a variety of lifestyle preferences. There are 2 secondary bedrooms on the upper floor along with a full bath and flex space at the top of the staircase. The 3 car garage provides plenty of storage and space, while the walk-out basement, complete with a fully contained mother-in-law suite and private entrance, offers ideal accommodations for guests or rental opportunities. The suite has a full kitchen, living space with views of a pond, covered porch, 2 bathrooms, 2 bedrooms and in suite laundry. Rounding out the basement there is another bedroom, bathroom and the utility room. When you approach this home you can tell it is special. The back of the home looks onto a pond and trees and there is a feeling of tranquility all around. Located at the end of a street you only have neighbors on



one side and trees on the other.

Built in 2008

### Essential Information

MLS® #	A2217489
Price	\$699,000
Bedrooms	7
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	3,153
Acres	0.37
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5651 16 Ave
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1X1

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Kitchen Island, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Ceiling Fan(s), Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Rough-In

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Entrance, Storage
Lot Description	Back Yard, Landscaped, Lawn, Backs on to Park/Green Space, Cleared, Cul-De-Sac, Few Trees, Gentle Sloping, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 4th, 2025
Days on Market	14
Zoning	R-1B

## Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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