

# \$549,900 - 5609 16 Ave, Edson

MLS® #A2214044

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,454 sqft  
Residential on 0.32 Acres

Edson, Edson, Alberta

Straight out of Better Homes & Gardens!  
Stunning custom built bungalow in Wilshire Estates. This home is located on an immaculately landscaped 0.32 acre lot. Enjoy the professionally designed, landscaped lot from the 12x16 rear deck or the covered veranda in the front. The landscape features over 20 trees, over 60 perennials, cedar mulch, dry creekbed, curving flowerbeds, natural Kendal slate patio (extra-large), curved natural slate walking path on one side, natural slate stepping stones on other side of the house, entire yard is sodded. This home has first quality finishes. This home's large kitchen features white maple cupboards, top of the line stainless steel appliances & center island. Dining nook is large enough to host all your family gatherings. The bright living room has a beautiful gas fireplace and plenty of windows. Primary bedroom is large enough to accommodate a king sized bed and has a walk-in closet, and a 4pc en-suite bathroom. Another full bathroom is conveniently located on the main floor close to the bedrooms. The main floor is home to 3 spacious bedrooms, 2 additional bedrooms in the basement. A perfect floor plan for a family. The basement also has a oversized recreation room, spacious laundry room and another full bathroom. Gorgeous 3/4" hand-scraped oak hardwood floors & natural Limestone tile on the main level, while the bedrooms & lower level has plush carpeting. Attached double heated garage not enough space? There is a



huge shed with an overhead door in the back yard too. Plenty of parking space including an RV pad. This home is a must see!

Built in 2008

### **Essential Information**

MLS® #	A2214044
Price	\$549,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,454
Acres	0.32
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5609 16 Ave
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1X1

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	6
Parking	Heated Garage, RV Access/Parking

### **Interior**

Interior Features	Central Vacuum, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

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

## Exterior

Exterior Features	Balcony
Lot Description	Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Zoning	R1-B

## Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
----------------	--------------------------------

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.