\$344,000 - 4322 18 Avenue, Edson

MLS® #A2206160

\$344,000

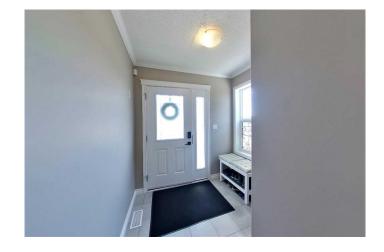
3 Bedroom, 4.00 Bathroom, 1,283 sqft Residential on 0.09 Acres

Edson, Edson, Alberta

Beautiful Half Duplex in Hillendale â€" Modern Comfort & Low Maintenance Living. Experience upscale living in this beautiful A½ duplex located in the desirable Hillendale neighborhood. Perfect for those with a busy lifestyle, this executive-style home offers modern finishes, minimal outdoor upkeep, and no condo fees â€" combining comfort and convenience in one impressive package. Step inside and you'II find upgraded fixtures, trim, crown molding, flooring, doors, lighting, and appliances throughout. Large windows fill the home with natural light, creating a bright and welcoming atmosphere. The main level features a spacious kitchen with soft-close cabinetry, stainless steel appliances, a pantry, and a breakfast bar, flowing seamlessly into the dining area with garden door access to the deck. The inviting living room includes an electric fireplace, perfect for cozy evenings. You'II also find a 2-piece powder room and a third bedroom with a walk-in closet, ideal for guests or a home office. Upstairs, there are two generous bedrooms, each with a walk-in closet. The primary suite includes a stylish 4-piece ensuite, while the upper floor also features the main 4-piece bath, a laundry closet, and extra storage space. The fully developed basement offers versatility with a large studio or rec room, perfect for a home gym, teenager's retreat, or creative workspace. There's also a 3-piece bathroom, a utility room, and direct access to the single-car garage and front entry. The







separate basement entrance makes it an excellent setup for working from home. Enjoy sunset views from the large back deck, and make the most of the partially fenced yard, beautifully landscaped with rainbow rock, flower beds, and shrubs â€" ready for you to create your outdoor oasis. This beautiful property is ideal for professionals, small families, or anyone seeking a stylish, low-maintenance lifestyle. Don't miss your chance to call this one home sweet home!

Built in 2015

Essential Information

MLS® # A2206160 Price \$344,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,283
Acres 0.09
Year Built 2015

Type Residential

Sub-Type Semi Detached

Style Side by Side, 2 Storey

Status Active

Community Information

Address 4322 18 Avenue

Subdivision Edson City Edson

County Yellowhead County

Province Alberta
Postal Code T7E 0C1

Amenities

Utilities Natural Gas at Lot Line, Cable Connected, Electricity Connected, Fiber

Optics Available, Garbage Collection, High Speed Internet Available,

Sewer Connected, Water Connected

Parking Spaces

Parking Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces

Front, Plug-In, Single Garage Attached

of Garages 1

Interior

Interior Features Breakfast Bar, Chandelier, Crown Molding, French Door, Vinyl Windows,

Laminate Counters, No Animal Home, No Smoking Home, Pantry, Sump

Pump(s), Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Dryer, Garage Control(s), Range Hood,

Stove(s), Washer, Window Coverings, Wine Refrigerator

Heating Forced Air, Natural Gas

3

Cooling None
Has Basement Yes

Basement Finished, Partial

Exterior

Exterior Features Lighting, Rain Gutters

Lot Description Backs on to Park/Green Space, Back Yard, City Lot, Front Yard, Low

Maintenance Landscape, Landscaped, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Wood Frame, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed March 26th, 2025

Days on Market 218 Zoning R2

Listing Details

Listing Office ROYAL LEPAGE EDSON REAL ESTATE

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