

\$344,000 - 4322 18 Avenue, Edson

MLS® #A2206160

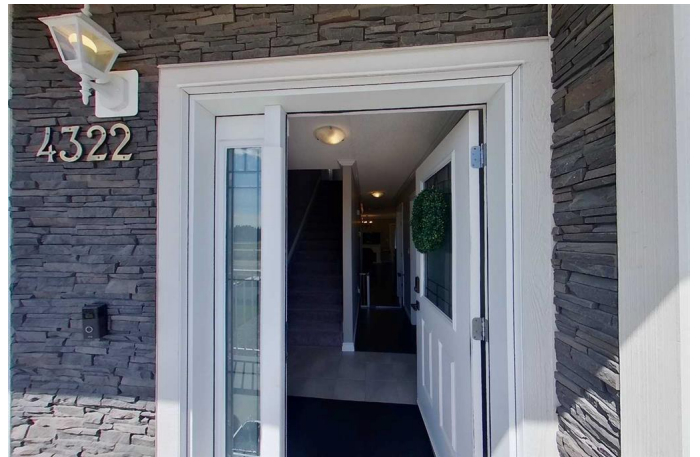
\$344,000

3 Bedroom, 4.00 Bathroom, 1,283 sqft

Residential on 0.09 Acres

Edson, Edson, Alberta

Beautiful Half Duplex in Hillendale “ Modern Comfort & Low Maintenance Living. Experience upscale living in this beautiful ½ 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 “ combining comfort and convenience in one impressive package. Step inside and you’ll 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’ll 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 – 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,
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	Sewer Connected, Water Connected
Parking Spaces	3
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
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	211
Zoning	R2

Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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