

# \$367,900 - 5301 15 Ave, Edson

MLS® #A2249267

## \$367,900

5 Bedroom, 3.00 Bathroom, 1,300 sqft  
Residential on 0.15 Acres

Edson, Edson, Alberta

This well laid out and inviting 5 bedroom, 2.5 bath bi-level home is perfect for families and located in a great neighbourhood. The bright and open main floor features a generous living and dining area, a cozy kitchen with a pantry/storage closet, a primary bedroom with a private 2-piece ensuite, two additional bedrooms, and a full 4-piece main bathroom. The fully finished basement adds even more living space with a huge rec room, two more bedrooms, a 3-piece bathroom complete with a sauna, a laundry/utility room with ample storage, a dedicated study or office area, and bonus storage space under the stairs. Well maintained and never affected by water issues, the home also includes a nicely landscaped, fully fenced yard with a storage shed and fire pit, ideal for outdoor enjoyment. Shingles were replaced approximately 12 years ago. With plenty of room for the whole family and more, this home is a must-see!

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2249267  |
| Price          | \$367,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,300     |



|            |             |
|------------|-------------|
| Acres      | 0.15        |
| Year Built | 1979        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 5301 15 Ave       |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1H2           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                       |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Wood Burning                                                                         |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Fire Pit        |
| Lot Description   | Corner Lot      |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 52                |
| Zoning         | R1                |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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