

# \$544,700 - 6138 11 Avenue, Edson

MLS® #A2262703

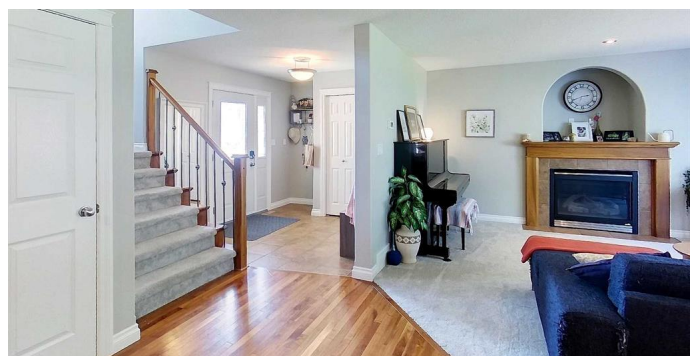
**\$544,700**

4 Bedroom, 4.00 Bathroom, 2,073 sqft

Residential on 0.20 Acres

Edson, Edson, Alberta

Welcome to 6138 11 Avenue, a beautiful blend of modern elegance and timeless charm in the sought-after community of Westgrove. Has had some fresh paint and carpets replaced in the last year. Nestled in a quiet, family-friendly neighbourhood, this stunning home greets you with a spacious foyer that opens into an airy, open-concept main floor. The living room features large windows that flood the space with natural light and a cozy gas fireplace that sets a warm, welcoming tone. The gourmet kitchen is a chef's dream, complete with stainless steel appliances, ample cabinetry, and generous counter space, perfect for family meals or entertaining. The bright dining nook opens to the deck and private, landscaped backyard, ideal for morning coffee or summer barbecues. Upstairs, you'll find three spacious bedrooms plus a versatile bonus room that can serve as an office, playroom, or media space. The primary suite is a true retreat, featuring a walk-in closet and a luxurious ensuite with a soaking tub and separate shower. The fully finished lower level offers 9' ceilings, in-floor heating, a fourth bedroom, a den, a full bathroom, and a huge recreation room (perfect for a gym, home theatre, or craft area). Outside, enjoy a beautifully maintained yard with a fenced perimeter for kids and pets to play safely. The attached heated double garage and oversized driveway with RV parking add convenience and function. With its prime location, thoughtful layout, and high-end finishes, this Westgrove



gem offers the perfect combination of comfort,  
style, and family living.

Built in 2004

### **Essential Information**

MLS® #	A2262703
Price	\$544,700
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,073
Acres	0.20
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	6138 11 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1Y8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 7th, 2025
Zoning	R1B

## Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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