

\$629,000 - 5618 16 Avenue, Edson

MLS® #A2269757

\$629,000

5 Bedroom, 3.00 Bathroom, 1,846 sqft
Residential on 0.37 Acres

Edson, Edson, Alberta

Welcome to Wilshire Estates! This stunning 1,845 sq ft bungalow sits on a beautiful 0.37-acre lot surrounded by mature trees and backing onto a peaceful greenspace â€” offering privacy and nature right at your doorstep.

Inside, youâ€™ll find 5 bedrooms, 3 bathrooms, and central air conditioning for year-round comfort. The open-concept living area is bright and inviting, with a gorgeous view of the backyard. The spacious kitchen features an oversized island with sink and dishwasher, walk-in pantry, plenty of cabinetry, under-cabinet lighting, and high-end stainless steel appliances. French doors from the dining area open onto a covered composite deck with a gas BBQ hookup â€” perfect for entertaining.

The main level includes 3 bedrooms and 2 full bathrooms, including a lovely primary suite with a 3-piece ensuite and private deck. A dream mudroom/laundry room with sink leads to the oversized heated double garage.

Downstairs, youâ€™ll love the finished basement with in-floor heat, high ceilings, a wet bar, a family rec room, 2 additional bedrooms, and a 3-piece bath. Itâ€™s an ideal setup for movie nights, a home gym, or hosting guests.

The fully fenced backyard features built-in cedar benches and planters, an apple tree,



two sheds, a new brick patio, and RV parking.

Recent updates include paint (2023), new smart kitchen and laundry appliances (2021), and hot water tank in 2023.

Located in a family-friendly neighborhood close to trails, parks, and schools “this home truly has it all!

Built in 2006

Essential Information

MLS® #	A2269757
Price	\$629,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,846
Acres	0.37
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5618 16 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1X1

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Heated Garage, Off Street, RV Access/Parking
# of Garages	1

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Front Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2025
Days on Market	4
Zoning	R1

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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