# 6624 17 Avenue , Edson, Alberta - $649,995



Main Photo

## Property Description

If you're in search of an outstanding property that combines modern energy efficiency, privacy, and abundant space for vehicles and recreational equipment, look no further, this is the one! Built in 2023 by Mint Homes, this beautifully designed bungalow features a fully developed basement and an open concept floor plan that exudes quality and style. The chef inspired kitchen is a true showstopper, offering custom cabinetry, granite countertops, premium stainless steel appliances, and a stunning copper farmhouse sink. The main level is thoughtfully laid out with a spacious primary suite that includes a large walk-in closet and luxurious 5-piece ensuite. The bright and airy living and dining areas feature vaulted ceilings and patio doors that lead out to an expansive backyard, which ideal for entertaining. Two additional bedrooms, a 4-piece main bathroom, mudroom with additional storage and a convenient laundry area complete the main floor.

The triple detached garage, built in 1998, is a hobbyist's dream. It is equipped with 220V wiring, floor drains, a mezzanine, three newer walnut stained overhead doors with remotes, man door, and a negotiable hoist. Both the home and garage offer in-floor heating for maximum comfort. Additional upgrades include a 95% efficient natural gas boiler system and recently replaced water well and septic

Photos
Coming
Soon

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pumps (2023). The property also benefits from New Home Warranty coverage and there is a gas hook up for a bbq on the front deck.

Set on a quiet no exit road, the outdoor space offers plenty of room for both relaxation and some outdoor fun, on the huge lot with a beach volleyball court and only a few visible neighbours. The two storage sheds on the left have power and stay with the property. Don't miss your chance to own this amazing property!

## REALTOR Referral



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