

# \$699,000 - 2 Bench Creek Estates, Edson

MLS® #A2199519

**\$699,000**

4 Bedroom, 3.00 Bathroom, 1,961 sqft

Residential on 3.45 Acres

NONE, Edson, Alberta

Nestled in the desirable Bench Creek Estates, this executive residence boasts an expansive, light-filled interior and sits on 3.45 acres in the Town of Edson. With over 3800 sq ft of living space, this bungalow offers an open-concept floor plan that effortlessly blends luxury with comfort, making it perfect for both entertaining and family living. The bright main floor is designed with large windows that flood the space with natural light. The inviting entryway leads to a spacious living room featuring a cozy gas fireplace, a large dining room ideal for gatherings, and a functional kitchen. The kitchen is complete with upgraded cabinetry, stunning quartz countertops, a large island, and newer stainless-steel appliances. The main floor also includes a convenient laundry room, a master suite with a walk-in closet, and a spa-inspired ensuite with double sinks, a jetted tub, and a brand-new tiled shower with a glass door. Two additional generously sized bedrooms, each with its own walk-in closet, and a second 4-piece bathroom round out the main level. The lower level is accessible via two separate staircases and offers even more space for relaxation and entertainment. Here you'll find a large family/rec room, a 4-piece bath, a utility and storage room, and a second kitchenette/wet bar area – perfect for hosting or multi-generational living. This home is packed with premium features, including in-floor heating in the basement and triple-car garage, central air conditioning, and a hot water on demand boiler. Outside, the property



features mature flower gardens, a cozy firepit area, RV Parking Pad and plenty of space to enjoy the outdoors. This home truly has it all â€“ luxurious upgrades, ample space, and a prime location. Donâ€™t miss the chance to make this your dream home!

Built in 2007

### Essential Information

MLS® #	A2199519
Price	\$699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,961
Acres	3.45
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	2 Bench Creek Estates
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 0B3

### Amenities

Amenities	Other
Utilities	Electricity Connected, Natural Gas Connected, Cable Available, Garbage Collection
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Convection Oven
Heating	Forced Air, Natural Gas, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Brush, Few Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	9
Zoning	R1-E - Estate Residential
HOA Fees	25
HOA Fees Freq.	MON

## Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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