

# \$297,000 - 5319 12 Avenue, Edson

MLS® #A2214580

**\$297,000**

4 Bedroom, 3.00 Bathroom, 1,104 sqft

Residential on 0.18 Acres

NONE, Edson, Alberta

This welcoming 4-bedroom, 2-bathroom bi-level home is ready for a new family! Nestled on a quiet street close to schools and shopping, it offers comfort, space, and thoughtful updates throughout. The main floor features a spacious primary bedroom with a convenient 1-piece ensuite, two additional bedrooms, a bright and generous living room, and a large kitchen with an adjoining dining area—perfect for family meals and gatherings. Downstairs, you'll find a freshly updated basement complete with a large family room, a fourth bedroom, a 3-piece bathroom, a laundry room, and extra storage space. Recent improvements include new flooring, trim, fresh paint, a hot water tank (2024), and a brand-new washer and dryer. Step outside to enjoy a private backyard with a covered deck—ideal for relaxing or entertaining. The detached double garage offers two overhead doors with automatic openers and new shingles installed in 2024. With a great layout, modern updates, and a family-friendly location, this home is move-in ready and full of potential!

Built in 1976

## Essential Information

MLS® # A2214580

Price \$297,000

Bedrooms 4



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,104
Acres	0.18
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5319 12 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1J8

### **Amenities**

Utilities	Cable Available, Electricity Connected, Fiber Optics Available, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Parking Pad, Concrete Driveway, Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	Central Vacuum
Appliances	Refrigerator, Dryer, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Private, Front Yard, Lawn, See Remarks, Standard Shaped Lot
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	90
Zoning	2

**Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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