

\$394,500 - 5032 12 Avenue, Edson

MLS® #A2235696

\$394,500

4 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.16 Acres

Edson, Edson, Alberta

This spacious family home offers plenty of room for the whole family. The open-concept main floor is ideal for entertaining and features a living room with a bay window, a dining area and a large kitchen with plenty of cabinets and counter space, an island, a bay window and access to the deck and back yard. The upper level hosts the large primary bedroom complete with a 3-piece ensuite and a walk-in closet with a laundry chute, 2 additional bedrooms and the main 4-piece bathroom. On the lower level you find a spacious family room, the large laundry room, the 4th bedroom and a 3-piece bathroom. On the lowest level, you'll discover a recreation room that's perfect for movie nights, hosting game nights with friends (with wet bar hookups already in place), and providing ample space for kids' toys and workout equipment. This level also features a large storage room and a utility room. The fenced backyard is perfect for enjoying the outdoors, with a large deck (15' x 23') and a patio (wiring is in place for a hot tub), as well as a lawn area for games. The yard is adorned with mature trees and shrubs, and there's plenty of room for garden beds, kids, and pets and there's a shed for your yard maintenance tools. The attached heated garage provides storage space and shelter for the vehicles and there's additional parking space on the concrete driveway. Recent upgrades include some new paint, new dishwasher in 2023, a water heater in 2023 and shingles in 2022. This home is



conveniently located within walking distance to the leisure centre and schools. Don't miss your chance to own this beautiful home!

Built in 1993

Essential Information

MLS® #	A2235696
Price	\$394,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,220
Acres	0.16
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	5032 12 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1G2

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Sewer Connected, Water Connected, Cable Connected, Satellite Internet Available
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener
# of Garages	2

Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Storage, Vinyl
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	Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Lighting, Rain Gutters, Storage
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 3rd, 2025
Days on Market	50
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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