5319 12 Avenue
Edson, Alberta

MLS # A2214580

$297,000

Division:	NONE
Type:	Residential/House
Style:	Bi-Level

Size:	1,104 sq.ft.	**Age:**	1976 (49 yrs old)
Beds:	4	**Baths:**	2 full / 1 half

Garage:	Concrete Driveway, Double Garage Detached, Off Street, Parking Pad
Lot Size:	0.18 Acre
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Private, See Remarks, Standard S

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	21-53-17-W5
Exterior:	Wood Frame	**Zoning:**	2
Foundation:	Poured Concrete	**Utilities:**	Cable, Electricity Connected, Natural Gas Connected,
Features:	Central Vacuum		

Inclusions:	Central Vac Cannister (No Attachments)

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!