

5402 12 Avenue
Edson, Alberta

MLS # A2277906



\$385,000

Division:	Edson		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,617 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-53-17-W5
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Storage		

Inclusions: NA

Welcome to this amazing bi-level home located on a quiet street walking distance to schools, parks & many other amenities. This bright & spacious unique floor plan offers endless possibilities with vaulted ceilings, oversized windows, cozy fireplace & massive upper-level bonus room. The kitchen and dining nook offer a warm and inviting space for everyday living, featuring oak cabinetry, neutral-colored countertops, and patio doors that open onto the deck—ideal for indoor outdoor entertaining. The main level also includes a spacious primary bedroom with his-and-hers closets, an additional bedroom, and a full bathroom. The fully developed basement adds even more living space with two bedrooms, a second full bathroom, a large recreation room complete with a second fireplace, and a combined laundry and storage area. Completing the home is a double attached garage and a nicely landscaped lot. With four bedrooms, two full bathrooms, and multiple living areas, this home is perfect. Over 2200 sq ft of developed living area. Just unpack and start enjoying!