

5036 12 Avenue
Edson, Alberta

MLS # A2207202



\$440,000

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached, RV Access/Parking, RV Garage, Triple Ga		
Lot Size:	0.32 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: None

Fully updated 4-bedroom family home with two huge garages close to schools. Main floor has a bright and spacious living room with updated kitchen, 3 bedrooms, and a 4-piece bathroom. Fully finished basement with large family room, bedroom, 3 pc bathroom, workshop, storage room, and laundry room. Updated paint, PVC windows, central air conditioning, and central vac throughout the home. Large deck has metal gazebo and gas hookup for BBQ. Attached double carport for quick unloading of groceries. Oversized 24x32' double garage with wall to wall storage, RV plug ins, in-floor heat and updated boiler. 32 X 40 heated shop with 16ft ceilings, 10ft and 14ft doors, storage and mezzanine. Indoor RV storage, 200 amp service, 220wiring, 5hp built in compressor, welder plugins and work benches. Huge double lot close to all schools and trails.