



**GRASSROOTS**  
REALTY GROUP

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5402 12 Avenue  
Edson, Alberta

MLS # A2277906



**\$375,000**

|           |                             |        |                   |
|-----------|-----------------------------|--------|-------------------|
| Division: | Edson                       |        |                   |
| Type:     | Residential/House           |        |                   |
| Style:    | 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!