



GRASSROOTS
REALTY GROUP

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5320 12 Avenue
Edson, Alberta

MLS # A2321245



\$349,900

Division:	Edson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,119 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Gravel Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Private, Rectang		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Aluminum Siding , Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	21-53-17-W5
Zoning:	R1
Utilities:	-

Inclusions: None

Move in and enjoy! This beautifully maintained and extensively upgraded 5 bedroom, 3 bathroom home offers the perfect blend of comfort, function, and peace of mind. Located on a quiet street close to schools and walking trails, the home welcomes you with a cozy wood-burning fireplace, spacious living areas, and room for the whole family. The fully developed basement provides extra space for relaxing or entertaining, while outside you'll love the mature trees, fully fenced backyard, RV parking, double detached garage, and convenient back-alley access. Significant upgrades completed over the past few years include an upgraded Kitchen, appliances, furnace, hot water tank, shingles, flooring, paint, renovated bathrooms, updated lighting and hardware, sewer and water lines, sump and backflow systems, sidewalks, and more. This is a truly move-in ready property where the big-ticket items have already been done.