



GRASSROOTS
REALTY GROUP

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5804 12 AVE
Edson, Alberta

MLS # A2324014



\$270,000

Division:	Edson		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,120 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	See Remarks		

Inclusions: Shed

Welcome to this spacious and well-maintained home offering over 2,200 sq. ft. of finished living space, perfect for families or anyone looking for room to spread out. The main floor features an open-concept layout with a bright kitchen overlooking the dining and living areas, creating a comfortable space for everyday living and entertaining. Upstairs you'll find three generously sized bedrooms and two full bathrooms, including a spacious primary suite. The fully finished basement adds incredible versatility with a massive family/recreation room, two additional bedrooms, and a third full bathroom, providing plenty of space for guests, teenagers, a home office, or hobbies. Move-in ready, this home includes all major appliances and offers exceptional value. Conveniently located close to schools, parks, and walking trails.