



**GRASSROOTS**  
REALTY GROUP

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**5036 12 Avenue  
Edson, Alberta**

**MLS # A2256045**



**\$440,000**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,121 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Asphalt, Attached Carport, Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Laminate Counters, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** Compressor, Boiler for In-floor heat in Garage

Built in 1978, this well-maintained Bungalow offers plenty of living space for the whole family. The main floor hosts a large living room, dining room, kitchen, 2 bedrooms, a 4-piece bathroom, and a family room with patio doors leading to the back deck. The finished basement features a 3rd bedroom, (room to easily add a 4th bedroom) 3-piece bathroom, a huge rec room, a den, large storage room, and laundry/utility room. There are lots of updates throughout the home including include paint, pvc windows, shingles, water heater, central vacuum, and central air conditioning. The double detached garage (24' x 32') is well insulated and has a concrete floor. It includes built-in cupboards, an overhead heater, and is roughed in for in-floor heat (newer boiler included). The two-bay metal clad shop (32' x 40') features 16' ceilings, 200 amp service, 220 wiring, a 5hp built-in compressor, and welder plugins. One bay is used for RV storage, has a 14' high door, and a mezzanine storage area. The second bay is an additional garage/workshop with a 10' high door, concrete floor, workbench, shelving, and an overhead heater. Both the shop and garage have an upgraded metal roof with snow guard. This property sits on a large corner lot (14,000 sq. ft). There is a nice deck with a natural gas BBQ hookup, a concrete patio area, fenced yard, carport, and RV parking. Just move in and enjoy!