

1-833-477-6687 aloha@grassrootsrealty.ca

5036 12 Avenue Edson, Alberta

MLS # A2256045



\$432,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	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!