



**5402 12 Avenue  
Edson, Alberta**

**MLS # A2277906**



**\$375,000**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,617 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	21-53-17-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!