GRASSROOTS REALTY GROUP

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5906 12 Avenue
Edson, Alberta

MLS # A2297374

$469,000

Division:	Edson		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,178 sq.ft.	**Age:**	1990 (36 yrs old)
Beds:	5	**Baths:**	3
Garage:	Additional Parking, Alley Access, Double Garage Attached, Heated Garage, C		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Interior Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, Storage		

Inclusions: N/A

Welcome to this beautfiully updated 5 bedroom, 3 bathroom bi-level home, ideally situated in a quiet cul-de-sac in our desirable Westhaven subdivision. This family oriented neighbourhood is within walking distance to schools and parks, making it an excellent choice for growing families. The home has undergone numerous modern upgrades, including new flooring, custom blinds, fresh paint, renovated bathrooms, and a cozy electric fireplace with 2 heat levels and different sound and light colour settings in the fully developed basement. Updated appliances include the stainless steel refrigerator and dishwasher (2023), along with the new gorgeous stove, washer, dryer, and microwave replaced last year. The spacious kitchen and dining area feature a vaulted ceiling and provide direct access to a large, private deck—perfect for entertaining with convenient storage underneath. The double attached garage has been re-insulated and drywalled and is equipped with a newer overhead door and Reznor heater, plus durable epoxy flooring. Outside, enjoy a low maintenance, thoughtfully landscaped backyard complete with a fire pit, storage shed, planters, and a brand new fence with gated back-alley access—ideal for convenient RV parking. In the front, a flowerbed filled with beautiful perennials adds charming curb appeal. Enjoy year round comfort with a newer Trane furnace (2023) and air conditioning installed in 2025. This beautiful Westhaven home offers a perfect blend of comfort, functionality, and modern updates and it's ready for a new family to call it home!

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