

# \$449,900 - 5036 12 Avenue, Edson

MLS® #A2207202

## \$449,900

3 Bedroom, 2.00 Bathroom, 1,120 sqft  
Residential on 0.32 Acres

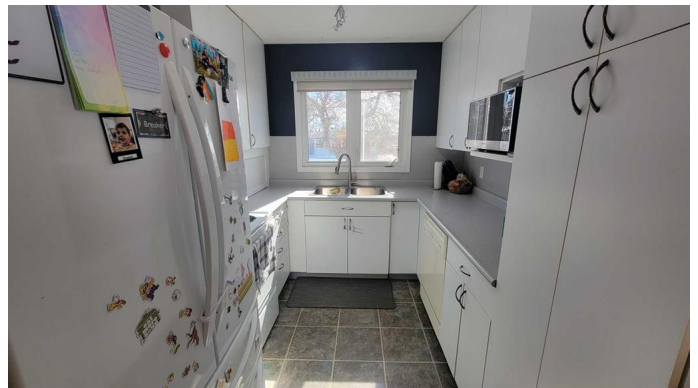
Edson, Edson, Alberta

Fully updated family home with two huge garages close to schools. Upper floor has 2 bedrooms, a 4pc bathroom, and an office/den that can be converted to a 4th bedroom. Fully finished basement with large family room, bedroom, 3 pc bathroom, workshop, storage room, and laundry room. Updated paint, PVC windows, central air conditioning, and central vac throughout the home. Large deck has metal gazebo and gas hookup for BBQ. Attached double carport for quick unloading of groceries. Oversized 24x32' double garage with wall to wall storage, RV plug ins, in-floor heat and updated boiler. 32 X 40 heated shop with 16ft ceilings, 10ft and 14ft doors, storage and mezzanine. Indoor RV storage, 200 amp service, 220wiring, 5hp built in compressor, welder plugins and work benches. Huge double lot close to all schools and trails.

Built in 1978

## Essential Information

MLS® #	A2207202
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.32
Year Built	1978



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5036 12 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1G2

### Amenities

Parking Spaces	10
Parking	Double Garage Detached, Triple Garage Detached, Carport, RV Access/Parking, RV Garage
# of Garages	8

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	RV Hookup
Lot Description	Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 31st, 2025
Days on Market	25
Zoning	R-1B

### Listing Details

Listing Office

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