

\$305,000 - 5319 12 Avenue, Edson

MLS® #A2214580

\$305,000

4 Bedroom, 3.00 Bathroom, 1,104 sqft

Residential on 0.18 Acres

NONE, Edson, Alberta

This welcoming 4-bedroom, 2-bathroom bi-level home is ready for a new family! Nestled on a quiet street close to schools and shopping, it offers comfort, space, and thoughtful updates throughout. The main floor features a spacious primary bedroom with a convenient 1-piece ensuite, two additional bedrooms, a bright and generous living room, and a large kitchen with an adjoining dining area—perfect for family meals and gatherings. Downstairs, you'll find a freshly updated basement complete with a large family room, a fourth bedroom, a 3-piece bathroom, a laundry room, and extra storage space. Recent improvements include new flooring, trim, fresh paint, a hot water tank (2024), and a brand-new washer and dryer (to be installed). Step outside to enjoy a private backyard with a covered deck—ideal for relaxing or entertaining. The detached double garage offers two overhead doors with automatic openers and new shingles installed in 2024. With a great layout, modern updates, and a family-friendly location, this home is move-in ready and full of potential!

Built in 1976

Essential Information

MLS® # A2214580

Price \$305,000

Bedrooms 4



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,104
Acres	0.18
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	5319 12 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1J8

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Fiber Optics Available
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Detached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Central Vacuum
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Private, See Remarks, Standard Shaped Lot
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	53
Zoning	2

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.