

\$440,000 - 5036 12 Avenue, Edson

MLS® #A2256045

\$440,000

3 Bedroom, 2.00 Bathroom, 1,121 sqft
Residential on 0.32 Acres

Edson, Edson, Alberta

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!

Built in 1978



Essential Information

MLS® #	A2256045
Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
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	Additional Parking, Asphalt, Attached Carport, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, Oversized, Parking Pad, Paved, Plug-In, RV Access/Parking, RV Garage, Workshop in Garage
# of Garages	6

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, Storage, Sump Pump(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Water Heater, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Rain Gutters, Storage
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle, Metal
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	32
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
----------------	--------------------------------

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.