\$432,000 - 5036 12 Avenue, Edson

MLS® #A2256045

\$432,000

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!







Essential Information

MLS® # A2256045 Price \$432,000

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 Double Garage Detached, Driveway, Front Drive, Garage Door Opener,

Garage Faces Front, Heated Garage, Off Street, Oversized, Parking Pad, RV Access/Parking, Workshop in Garage, Additional Parking,

Asphalt, Attached Carport, Paved, Plug-In, RV Garage

of Garages 6

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Laminate Counters, Storage, Vinyl

Windows, Sump Pump(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Refrigerator, Stove(s), Washer, Window Coverings, Gas Water Heater

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line, Storage, Lighting, Rain Gutters

Lot Description Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Low

Maintenance Landscape, Rectangular Lot, Street Lighting, Fruit

Trees/Shrub(s)

Roof Asphalt Shingle, Metal

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 10th, 2025

Days on Market 51 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.