

# \$320,000 - 5802 12 Avenue, Edson

MLS® #A2201747

## \$320,000

5 Bedroom, 3.00 Bathroom, 1,139 sqft

Residential on 0.10 Acres

Edson, Edson, Alberta

Exceptional Investment Opportunity or Ideal House Hack! This beautifully maintained 5-bedroom, 3-bathroom duplex sits on a corner lot and is fully finished both upstairs and downstairs. The main floor features a spacious kitchen with a separate dining area, leading into a south-facing living room. The master bedroom includes a luxurious 4-piece ensuite, along with two additional bedrooms, a convenient laundry area, and another well-appointed 4-piece bathroom. The fully finished basement offers a self-contained illegal suite, complete with a full kitchen and dining area, a cozy living room with a fireplace, a versatile office space, and a 4-piece bathroom. A dedicated laundry area adds extra convenience. This property is perfect for both first-time buyers and investors. Located in a family-friendly neighborhood, it's across from an elementary school, playground, and paved walking trails, offering a convenient and welcoming environment. Whether you're looking for a sound investment or a home with income potential, this property has it all. Don't miss out on this unique opportunity to own a versatile duplex in a prime location!

Built in 1995

## Essential Information

MLS® # A2201747

Price \$320,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,139
Acres	0.10
Year Built	1995
Type	Residential
Sub-Type	Semi Detached
Style	Up/Down, Bi-Level
Status	Active

### Community Information

Address	5802 12 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1X2

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Corner Lot, Front Yard, Lawn
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 13th, 2025
Days on Market	109
Zoning	R2 - General Residential

**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.