

\$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 | 39 |
| Zoning | R2 - General Residential |

Listing Details

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

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