

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

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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	46
Zoning	R2 - General Residential

**Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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