

# \$497,800 - 5814 12a Avenue, Edson

MLS® #A2236451

**\$497,800**

4 Bedroom, 3.00 Bathroom, 1,587 sqft

Residential on 0.21 Acres

Edson, Edson, Alberta

Welcome to this beautifully updated 4 bedroom, 3 bathroom bi-level home, ideally located in a quiet cul-de-sac in our Westhaven subdivision. This family-friendly neighborhood is just a short walk to local schools and parks, making it a perfect place to raise a family.

Inside, the home has seen many modern upgrades including fresh paint and trim, new appliances, and many updated light fixtures throughout. The spacious layout offers vaulted ceilings and main floor laundry for added convenience. The large primary bedroom is a true retreat, complete with a 5-piece ensuite.

The double attached garage is heated and finished with durable epoxy flooring. Step outside to enjoy a beautifully fenced backyard that offers both privacy and nature, with raspberry and Saskatoon bushes, beautiful trees, and plenty of space to unwind. To top it all off, the home is equipped with air conditioning for year-round comfort.

This Westhaven beauty combines comfort, style, and location—and is ready for a new family to call it home!

Built in 2001

## Essential Information

MLS® # A2236451

Price \$497,800



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,587
Acres	0.21
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5814 12a Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1W5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Off Street
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	3
Zoning	R1

**Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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