

\$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 | 5 |
| Zoning | R1 |

Listing Details

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

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