

\$439,000 - 6204 12 Ave, Edson

MLS® #A2266715

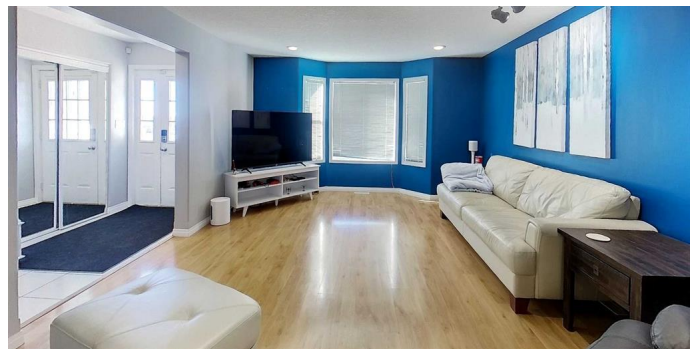
\$439,000

3 Bedroom, 4.00 Bathroom, 1,536 sqft

Residential on 0.42 Acres

Edson, Edson, Alberta

Discover this beautifully crafted 1,535 sq. ft. Cape Cod-style 2-storey home, nestled on a quiet cul-de-sac at 6204 12 Avenue in Edson. Situated on a generous 0.42+/- acre lot, the property boasts mature landscaping, a fully fenced backyard and expansive outdoor space. Step into a bright and welcoming living room with large windows that flood the space with natural light. Elegant French doors lead into the dining area, creating a gracious flow for gatherings. The adjacent kitchen features modern finishes and walks out directly onto the back patio, ideal for entertaining, family meals, or relaxed outdoor living. Upstairs, the luxurious primary suite features a 4-piece ensuite bathroom complete with a jacuzzi tub for those moments of true relaxation. Two additional well-sized bedrooms and another full bathroom complete the second floor. The lower level offers exceptional versatility and is fully finished: a large recreation room perfect for games or movie nights, a second kitchen/wet-bar area that supports extended living or entertaining, a storage room to keep everything organized, and a fourth bathroom for convenience. The heated double attached garage (23' — 23.5') features 12' ceilings and a 16' — 10' overhead door, providing room for vehicles, workshop space or seasonal gear. Outside, the mature trees, two decks and generous lawn area provide the perfect backdrop for kids to play, pets to roam or summer gatherings. The tranquil cul-de-sac setting adds privacy and the sense of a true



family-friendly neighbourhood.

Built in 2003

Essential Information

MLS® #	A2266715
Price	\$439,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,536
Acres	0.42
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	6204 12 Ave
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1W2

Amenities

Parking	Double Garage Attached, Parking Pad, Heated Garage, RV Access/Parking
# of Garages	2

Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Full

Exterior

Exterior Features Private Yard
Lot Description Irregular Lot, Landscaped, Cul-De-Sac
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed October 22nd, 2025
Days on Market 12
Zoning R1-B

Listing Details

Listing Office ROYAL LEPAGE EDSON REAL ESTATE

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