



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

306, 5317 5 Avenue  
Edson, Alberta

MLS # A2252577



**\$54,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Edson                              |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 526 sq.ft.                         | Age:   | 1977 (49 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Parkade                            |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                   |            |        |
|-------------|-------------------|------------|--------|
| Heating:    | Hot Water         | Water:     | -      |
| Floors:     | Carpet, Linoleum  | Sewer:     | -      |
| Roof:       | -                 | Condo Fee: | \$ 460 |
| Basement:   | -                 | LLD:       | -      |
| Exterior:   | Wood Frame        | Zoning:    | R3     |
| Foundation: | -                 | Utilities: | -      |
| Features:   | Laminate Counters |            |        |

|             |      |
|-------------|------|
| Inclusions: | None |
|-------------|------|

One bedroom condo with balcony at a great price. Perfect for investor looking for stable long-term tenant in rental pool. Great location close to schools, parks, trails, and shopping/dining. Seller is motivated and would consider vender financing