



GRASSROOTS
REALTY GROUP

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211, 5317 5 Avenue
Edson, Alberta

MLS # A2291333



\$66,000

Division:	Edson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	825 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Radiant	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 631
Basement:	-	LLD:	-
Exterior:	Wood Siding	Zoning:	R-3 - High Density Reside
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

"This charming 2-bedroom, 1-bathroom condominium, located on the second floor in Cedar Glen, offers a comfortable and functional layout. The open kitchen and dining area flows seamlessly into a spacious living room, which features sliding doors that open to a private balcony. Two cozy bedrooms provide ample space, while the 4-piece bathroom and extra storage complete the home. Perfectly situated close to downtown and shopping, this condo is an excellent choice for a growing family or a savvy investor seeking a solid rental opportunity."