



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

217A, 5611 10 Avenue
Edson, Alberta

MLS # A2306281



\$104,999

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	983 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	Public
Floors:	Linoleum, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 575
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3 - High Density Reside
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s)		

Inclusions: none

This beautifully upgraded 3-bedroom, 2-bathroom second-floor condominium offers spacious, low-maintenance living in a secure building with onsite management. Featuring an open-concept kitchen and dining area, this home is ideal for both everyday living and entertaining. The bright, oversized living room opens through sliding patio doors to your private balcony, creating the perfect space to unwind and enjoy the outdoors. The generous primary bedroom includes a convenient 2-piece ensuite, while two additional well-sized bedrooms and a 4-piece main bathroom provide plenty of room for family or guests. With ample storage throughout and an unbeatable location close to schools, downtown, and shopping, this property is an excellent choice for first-time buyers, families, or investors looking for value, space, and convenience.