



GRASSROOTS
REALTY GROUP

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12, 5231 6 Avenue
Edson, Alberta

MLS # A2309699



\$172,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,033 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Few Trees, Front Yard		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 357
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: None

If you are looking for the convenience of condo style living this could be your opportunity to own this townhouse style property. It's a great starter home or excellent addition to your investment portfolio! The main level features Kitchen, Dining, Living Room and 2 piece bath on main level. Upstairs offers three bedrooms and 4 piece bath. The full undeveloped basement includes laundry facilities and provides plenty of additional storage or future development potential. Upgrades include some flooring, exterior siding and R40 attic insulation and windows. The property also includes a Parking stall with plug in. Conveniently located close to shopping, parks and schools this home offers both comfort and convenience.