



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

306B, 5611 9 Avenue
Edson, Alberta

MLS # A2320584



\$109,900

Division:	Edson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	952 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 570
Basement:	-	LLD:	-
Exterior:	Wood Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

This charming, partially furnished 3 bedroom, 1.5 bathroom condo offers plenty of potential and several recent updates, including newer flooring, paint, cabinetry, bathtub and appliances. Located on the third floor of a well managed building, the unit features a covered southeast facing balcony, perfect for enjoying your morning coffee or simply relaxing outdoors. Residents benefit from on-site management, security cameras, and a convenient main-floor laundry room equipped with upgraded Coinamatic card-operated machines. Ideally situated close to schools, parks, and local amenities, with all town conveniences just minutes away. The property includes one assigned powered parking stall, with additional parking available in the lot and on the street. Whether you're searching for an affordable first home, downsizing, or adding to your investment portfolio, this vacant unit is move-in ready and waiting for its next owner.