



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

302, 5037 7 Avenue
Edson, Alberta

MLS # A2323654



\$190,000

Division:	Edson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,135 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Garage Door Opener, Heated Garage, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	Public
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 575
Basement:	-	LLD:	21-53-17-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	Cable Not, Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: 2 Bar Stools

Enjoy low-maintenance living in this well-maintained 1,135.39 sq ft corner condo featuring an open-concept layout and functional design. The kitchen offers custom cabinetry, granite countertops, stainless steel appliances, and an island with seating. The primary bedroom includes a 4-piece ensuite, while the spacious second bedroom provides flexibility for guests or a home office. A second 3-piece bathroom includes a stand-up washer and dryer. Step outside to enjoy the private east-facing corner balcony—an ideal space for morning coffee or relaxing outdoors. Hardwood, laminate, and ceramic tile flooring add a clean, updated finish throughout. This unit also includes one assigned heated underground parking stall with additional storage space. Conveniently located close to shopping, recreation facilities, and everyday amenities, this condo offers comfortable, easy living in a central location.