



GRASSROOTS
REALTY GROUP

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4, 6615 5 Avenue
Edson, Alberta

MLS # A2329988



\$228,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	974 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Asphalt, Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	City Lot		

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), No Smoking Home

Water: Drinking Water, Public

Sewer: Public Sewer

Condo Fee: \$ 400

LLD: -

Zoning: R-GR

Utilities: Cable Connected

Inclusions: none

Affordable, functional, and move-in ready, this well-maintained 2-bedroom, 2.5-bathroom condominium in Glenwood Estates offers exceptional value with three fully finished levels of living space. Whether you're purchasing your first home, looking to downsize, or adding to your investment portfolio, this property checks all the boxes. Step inside to a spacious tiled entryway with a convenient 2-piece bathroom. The bright, open-concept main floor features rich hardwood flooring throughout the living and dining areas, creating a warm, inviting space for everyday living. Patio doors lead to a private deck, while the galley-style kitchen offers plenty of workspace, a corner pantry, and newer stainless-steel stove and dishwasher. The conveniently located laundry area features a washer and dryer that are only seven months old, adding even more value and peace of mind. Upstairs, you'll find two generously sized bedrooms, each complete with its own walk-in closet, along with a full 4-piece bathroom. The fully finished basement expands your living space with a large family room, a 3-piece bathroom, additional storage, and a dedicated utility room—perfect for movie nights, a home office, or a workout area. Complete with two assigned parking stalls right outside your front door and the ease of low-maintenance condo living, this home offers comfort, convenience, and outstanding value in one attractive package. Come see everything Glenwood Estates has to offer!