



GRASSROOTS
REALTY GROUP

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**#110B, 5611 9 Avenue
Edson, Alberta**

MLS # A2341113



\$79,000

Division:	Edson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	768 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	Separate Entrance, Storage		

Inclusions: N/A

A rare opportunity to own a main floor 2 bedroom condo with excellent potential! Enjoy easy accessibility with just one step into the building, plus convenient access from the partially covered outdoor patio. In-suite laundry, with additional Coinamatic laundry conveniently located down the hall. The unit also comes with one designated powered outdoor parking stall located near the building entrance. On-site management, and the option to hire the professional management company for investors. A great choice for a first time owner, investor, or someone looking to downsize. Affordable, accessible, and ready for you to make your own!