



**GRASSROOTS**  
REALTY GROUP

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20, 5215 6 Avenue  
Edson, Alberta

MLS # A2224229



**\$165,000**

Division:	NONE		
Type:	Residential/Triplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,031 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Outside		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Closet Organizers, Laminate Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 382
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: NA

Check out this bright, Low Maintenance Condo! It is located close to parks, schools and shopping. This condo encompasses 3 bedrooms, 1 and 1/2 bathrooms in Heatherwood Village. It has Laminate flooring throughout, with Tile in Bathroom's and Entrance. The main floor holds the kitchen, dining and living room with a 1/2 bath for guests. The second floor has 2 comfortable secondary bedrooms, a 4 piece bathroom and a bright good size primary bedroom. Downstairs holds the utility room, laundry room, and a partially finished space which would be fantastic as family room, home office, home gym or game room. Living here means you will not have to shovel snow or mow the lawn.