



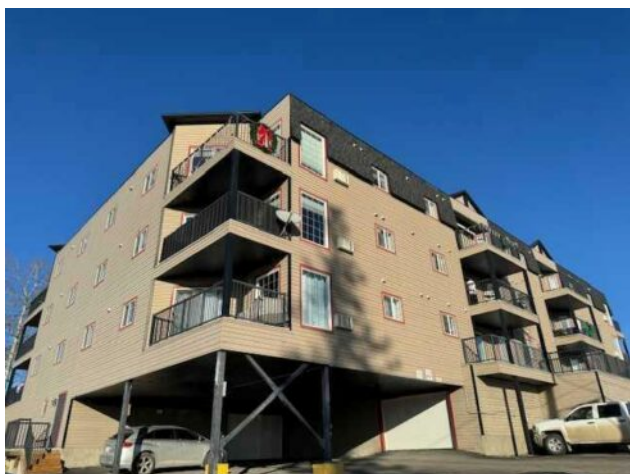
GRASSROOTS
REALTY GROUP

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308, 5037 7 Avenue
Edson, Alberta

MLS # A2247682



\$199,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,155 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Electric, Hot Water
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 575
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: none

Centrally located close to downtown with spectacular views including the Rockies! South & West facing Unit, two bedroom two bathroom condominium built in 2007. This condo has an underground parking stall and storage, hardwood flooring, granite counter tops, stainless steel appliances and a wall air conditioning unit. Sit and enjoy the view from this private 3rd floor balcony. 35+ complex, no pets! Elevator. If you are looking for a less hectic lifestyle with no outdoor maintenance to think about then this well priced condominium is for you. Move in ready, just kick back and relax.