



**GRASSROOTS**  
REALTY GROUP

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306, 5317 6 Avenue  
Edson, Alberta

MLS # A2252577



**\$54,900**

Division:	Edson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	526 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water
Floors:	Carpet, Linoleum
Roof:	-
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 460
LLD:	-
Zoning:	R-4
Utilities:	-

Inclusions: None

One bedroom condo with balcony at a great price. Perfect for investor looking for stable long-term tenant in rental pool. Great location close to schools, parks, trails, and shopping/dining.