



211, 5317 5 Avenue
Edson, Alberta

MLS # A2291333



\$66,000

Division:	Edson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	825 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water, Radiant

Floors: Carpet, Linoleum

Roof: Asphalt

Basement: -

Exterior: Wood Siding

Foundation: -

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 631

LLD: -

Zoning: R-3 - High Density Reside

Utilities: -

Inclusions: none

"This charming 2-bedroom, 1-bathroom condominium, located on the second floor in Cedar Glen, offers a comfortable and functional layout. The open kitchen and dining area flows seamlessly into a spacious living room, which features sliding doors that open to a private balcony. Two cozy bedrooms provide ample space, while the 4-piece bathroom and extra storage complete the home. Perfectly situated close to downtown and shopping, this condo is an excellent choice for a growing family or a savvy investor seeking a solid rental opportunity."