



GRASSROOTS
REALTY GROUP

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202, 5037 7 Avenue
Edson, Alberta

MLS # A2142905



\$162,900

Division:	Edson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,140 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 575
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	Electricity, Phone
Features:	Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Excellent investment property! This gorgeous second floor condo is located in the secure and 35+ adult oriented Connor Heights. This affordable home has been well maintained and features 2 large bedrooms, 2 bathrooms, open concept living and dining area, and the kitchen boasts beautiful dark cabinets, granite countertops, and stainless steel appliances. Hardwood, plush carpet, and ceramic tile throughout. Great location within easy walking distance of many restaurants, shopping, churches, and our downtown core. Building has an elevator, A/C, and this unit comes with one parking stall outside and has a nice covered deck. If you are looking for an affordable comfortable low maintenance home, this is it! Tenant signed a 2 year lease in December 2024 and pays \$1200 per month including utilities.