



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

311, 5317 5 Avenue  
Edson, Alberta

MLS # A2207439



**\$65,000**

Division:	Edson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	776 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Outside, Parking Lot, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 680
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R3
Foundation:	-	Utilities:	Cable Connected, Electricity Connected, Fiber Optics,
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Investment Opportunity! This well-maintained 2-bedroom unit is located on the third floor of Cedar Glen Condos. The galley-style kitchen features upgraded appliances, including a refrigerator, stove, and built-in dishwasher. The spacious dining room flows into the living room, which has patio doors leading to the balcony. The unit includes good-sized bedrooms, and the updated 4-piece bathroom is a great addition. There's also an in-suite storage room. The carpets and linoleum were upgraded a few years ago, and the unit is in excellent condition. Amenities include a common laundry room, a parking lot with an assigned stall and plug-in, and additional visitor parking. The building's interior has been freshly painted, and the boiler has been upgraded. Cedar Glen is conveniently located in the Evergreen neighborhood of Edson, close to schools, parks, shopping, and various amenities. The unit currently has reliable tenants with a lease that runs until February 2026, and it is professionally managed, making this a stress-free investment opportunity.