

# \$65,000 - 311, 5317 5 Avenue, Edson

MLS® #A2020384

**\$65,000**

2 Bedroom, 1.00 Bathroom, 776 sqft

Residential on 0.00 Acres

NONE, Edson, Alberta

Investment Opportunity! This well maintained 2 bedroom unit is on the third floor of Cedar Glen Condos. Galley style kitchen with upgraded fridge and stove and built in dishwasher, spacious dining and living area with patio doors out to the balcony. Good sized bedrooms, the 4 piece bathroom has been updated and there's in-suite storage. Carpets and linoleum have recently been redone and the unit itself is in great shape. Common laundry room, parking lot with assigned stall and plug in, and visitor parking. Building interior has been painted and the Boiler upgraded. Cedar Glen is conveniently located in the Evergreen neighbourhood of Edson, close to schools, parks, shopping and amenities. Unit is currently tenanted and professionally managed which makes this unit a stress free investment.

Built in 1978

## Essential Information

MLS® #	A2020384
Price	\$65,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	776
Acres	0.00
Year Built	1978



Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	311, 5317 5 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1P7

### **Amenities**

Amenities	Laundry, Parking, Storage, Trash
Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Off Street, Stall

### **Interior**

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Refrigerator, Range Hood, Stove(s)
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 20th, 2023
Days on Market	784
Zoning	R3

### **Listing Details**

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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