

\$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 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.

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 801

Zoning R3

Listing Details

Listing Office ROYAL LEPAGE EDSON REA



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