

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

MLS® #A2207439

\$65,000

2 Bedroom, 1.00 Bathroom, 776 sqft

Residential on 0.00 Acres

Edson, 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 1977

Essential Information

MLS® # A2207439

Price \$65,000

Bedrooms 2



| | |
|----------------|-------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 776 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 311, 5317 5 Avenue |
| Subdivision | Edson |
| City | Edson |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E 1P7 |

Amenities

| | |
|----------------|---|
| Amenities | Coin Laundry, Storage, Visitor Parking, Laundry, Parking, Snow Removal, Trash |
| Utilities | Cable Connected, Electricity Connected, Fiber Optics Available, High Speed Internet Available, Sewer Connected, Water Connected |
| Parking Spaces | 1 |
| Parking | Assigned, Off Street, Outside, Parking Lot, Plug-In, Stall |

Interior

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

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Rain Gutters |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame, Wood Siding |

Additional Information

Date Listed April 2nd, 2025

Days on Market 2

Zoning R3

Listing Details

Listing Office ROYAL LEPAGE EDSON REA



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