

# \$175,000 - 9, 5231 6 Avenue, Edson

MLS® #A2185196

**\$175,000**

3 Bedroom, 2.00 Bathroom, 1,100 sqft  
Residential on 0.00 Acres

NONE, Edson, Alberta

Great Starter or investment property. Nicely updated townhouse in Heatherwood Village. This unit features 3 bedrooms and 1.5 Bathrooms. Kitchen has an abundance of beautiful cabinets for ample food storage. Kitchen is open to the dining room. The living room is very spacious. Main level has a convenient 2pc bathroom. Upstairs you will find 3 bedrooms and a 4pc bathroom. There is a full basement partially finished with a storage /utility laundry room and a potential rec room/family room space. There is additional wiring done in basement. Some sound proofing on walls have been done. Hot water tank and furnace newer.

Great central location to schools, and amenities.

Built in 1977

## Essential Information

MLS® #	A2185196
Price	\$175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,100
Acres	0.00
Year Built	1977
Type	Residential



Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	9, 5231 6 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1L1

### **Amenities**

Amenities	None
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	None

### **Interior**

Interior Features	Pantry
Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 11th, 2025
Days on Market	85
Zoning	R-3

### **Listing Details**

Listing Office

RE/MAX BOXSHAW FOUR REALTY

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