

# \$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**

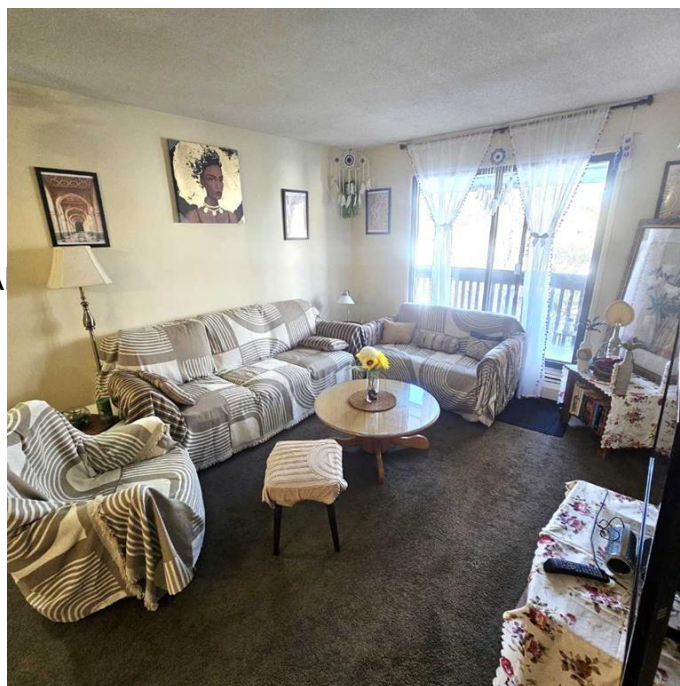
Date Listed April 2nd, 2025

Days on Market 1

Zoning R3

### Listing Details

Listing Office ROYAL LEPAGE EDSON REA



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