

**306, 5317 6 Avenue  
Edson, Alberta**

**MLS # A2252577**



**\$54,900**

**Division:** Edson

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 526 sq.ft. **Age:** 1977 (49 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Parkade

**Lot Size:** -

**Lot Feat:** -

**Heating:** Hot Water

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 460

**Basement:** -

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R-4

**Foundation:** -

**Utilities:** -

**Features:** Laminate Counters

**Inclusions:** None

One bedroom condo with balcony at a great price. Perfect for investor looking for stable long-term tenant in rental pool. Great location close to schools, parks, trails, and shopping/dining.