

**20, 5215 6 Avenue  
Edson, Alberta**

**MLS # A2279198**



# \$160,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Outside		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 382
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, No Smoking Home		

**Inclusions:** AS IS WHERE IS

Check out this bright, Low Maintenance Condo! It is located close to parks, schools and shopping. This condo encompasses 3 bedrooms, 1 and 1/2 bathrooms in Heatherwood Village. It has Laminate flooring throughout, with Tile in Bathroom's and Entrance. The main floor holds the kitchen, dining and living room with a 1/2 bath for guests. The second floor has 2 comfortable secondary bedrooms, a 4 piece bathroom and a bright good size primary bedroom. Downstairs holds the utility room, laundry room, and a partially finished space which would be fantastic as family room, home office, home gym or game room. Living here means you will not have to shovel snow or mow the lawn.