

**205A, 5611 10 Avenue
Edson, Alberta**

MLS # A2281088



\$83,000

Division:	Edson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	808 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Lot, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 454
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Closet Organizers		

Inclusions: N/A

A great little condo with lots of potential! This 2 bedroom, 1 bath unit offers a few recent updates including some new flooring and fresh paint. Set on the second floor of a well-run building, you'll appreciate the south-facing covered balcony/deck, onsite management, security cameras, and a main-level laundry room with upgraded Coinomatic card system machines. Located close to schools, parks, and local amenities, with everything in town just minutes away. The condo includes one assigned powered parking stall conveniently located near the entrance, with additional parking available in the lot and along the street. Whether you're looking for a comfortable starter home or an easy rental property, this owner-occupied unit is ready for its next chapter – and can even be professionally managed for stress-free investing.