

**#1, 6615 5th Avenue  
Edson, Alberta****MLS # A2283962****\$232,000**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,401 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** N/A

Welcome to this beautifully maintained end-unit townhouse condo, tucked away in a quiet pocket of Glenwood. Designed with both comfort and style in mind, this upscale home offers a spacious and functional layout ideal for modern living. The main floor features a generous entry with closet storage and an open-concept kitchen, dining, and living area highlighted by rich hardwood flooring and an abundance of natural light. The kitchen is finished with maple cabinetry, modern countertops, stainless steel appliances, a pantry, and ample prep space. The large dining area opens onto a west-facing deck with aluminum railing and gate, perfect for evening sun and outdoor relaxation. A cozy living room and convenient 2-piece bathroom complete the main level. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and direct access to the main 4-piece bathroom, along with two additional well-sized bedrooms. The fully developed basement offers excellent versatility with a large family room, a den with a window (easily converted to a fourth bedroom), a 3-piece bathroom, and a utility/storage room with stacked washer and dryer. Enjoy the convenience of two dedicated parking stalls directly in front of the unit. With low monthly condo fees and upscale finishes throughout, this property is an excellent option for buyers seeking low-maintenance living or investors seeking a trouble free rental property.