

**#1, 6615 5th Avenue
Edson, Alberta**

MLS # A2283962



\$232,000

Division: Edson

Type: Residential/Five Plus

Style: 2 Storey

Size: 1,401 sq.ft. **Age:** 2006 (20 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Off Street

Lot Size: -

Lot Feat: Lawn

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 400

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R2

Foundation: Poured Concrete

Utilities: -

Features: 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.