\$65,000 - 311, 5317 5 Avenue, Edson

MLS® #A2207439

\$65,000

2 Bedroom, 1.00 Bathroom, 776 sqft Residential on 0.00 Acres

Edson, Edson, Alberta

Investment Opportunity! This well-maintained 2-bedroom unit is located on the third floor of Cedar Glen Condos. The galley-style kitchen features upgraded appliances, including a refrigerator, stove, and built-in dishwasher. The spacious dining room flows into the living room, which has patio doors leading to the balcony. The unit includes good-sized bedrooms, and the updated 4-piece bathroom is a great addition. There's also an in-suite storage room. The carpets and linoleum were upgraded a few years ago, and the unit is in excellent condition. Amenities include a common laundry room, a parking lot with an assigned stall and plug-in, and additional visitor parking. The building's interior has been freshly painted, and the boiler has been upgraded. Cedar Glen is conveniently located in the Evergreen neighborhood of Edson, close to schools, parks, shopping, and various amenities. The unit currently has reliable tenants with a lease that runs until February 2026, and it is professionally managed, making this a stress-free investment opportunity.

Built in 1977

Essential Information

MLS® # A2207439 Price \$65,000

Bedrooms 2





Bathrooms 1.00

Full Baths 1

Square Footage 776

Acres 0.00

Year Built 1977

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 311, 5317 5 Avenue

Subdivision Edson City Edson

County Yellowhead County

Province Alberta
Postal Code T7E 1P7

Amenities

Amenities Coin Laundry, Laundry, Parking, Snow Removal, Storage, Trash, Visitor

Parking

Utilities Cable Connected, Electricity Connected, Fiber Optics Available, High

Speed Internet Available, Sewer Connected, Water Connected

Parking Spaces 1

Parking Assigned, Off Street, Outside, Parking Lot, Plug-In, Stall

Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home, Storage

Appliances Dishwasher, Range Hood, Refrigerator, Stove(s)

Heating Baseboard, Boiler, Hot Water, Natural Gas

Cooling None

of Stories 3

Exterior

Exterior Features Balcony, Rain Gutters

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Wood Siding

Additional Information

Date Listed April 2nd, 2025

Days on Market 217

Zoning R3

Listing Details

Listing Office ROYAL LEPAGE EDSON REA



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