

# \$162,900 - 202, 5037 7 Avenue, Edson

MLS® #A2142905

**\$162,900**

2 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.00 Acres

Edson, Edson, Alberta

Excellent investment property! This gorgeous second floor condo is located in the secure and 35+ adult oriented Connor Heights. This affordable home has been well maintained and features 2 large bedrooms, 2 bathrooms, open concept living and dining area, and the kitchen boasts beautiful dark cabinets, granite countertops, and stainless steel appliances. Hardwood, plush carpet, and ceramic tile throughout. Great location within easy walking distance of many restaurants, shopping, churches, and our downtown core. Building has an elevator, A/C, and this unit comes with one parking stall outside and has a nice covered deck. If you are looking for an affordable comfortable low maintenance home, this is it! Tenant signed a 2 year lease in December 2024 and pays \$1200 per month including utilities.

Built in 2007

## Essential Information

MLS® #	A2142905
Price	\$162,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.00
Year Built	2007



Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	202, 5037 7 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 0A8

### Amenities

Amenities	Elevator(s), Parking
Utilities	Electricity Available, Phone Available
Parking	Off Street

### Interior

Interior Features	Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Range Hood, Stove(s), Washer
Heating	Hot Water, Natural Gas
Cooling	Other
# of Stories	4
Basement	None

### Exterior

Exterior Features	None
Lot Description	Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame

### Additional Information

Date Listed	June 19th, 2024
Days on Market	410
Zoning	R3
HOA Fees	575

HOA Fees Freq.     MON

**Listing Details**

Listing Office            CENTURY 21 TWIN REALTY

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