

8, 5429 10 Avenue  
Edson, Alberta

MLS # A2234274



## \$112,900

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE                                    |               |                   |
| <b>Type:</b>     | Residential/Other                       |               |                   |
| <b>Style:</b>    | 2 Storey                                |               |                   |
| <b>Size:</b>     | 1,233 sq.ft.                            | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 3                                       | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Off Street, On Street, Paved  |               |                   |
| <b>Lot Size:</b> | -                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space |               |                   |

|                    |                             |                   |                           |
|--------------------|-----------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Floor Furnace, Natural Gas  | <b>Water:</b>     | -                         |
| <b>Floors:</b>     | Laminate, Vinyl Plank       | <b>Sewer:</b>     | -                         |
| <b>Roof:</b>       | Asphalt Shingle, Tar/Gravel | <b>Condo Fee:</b> | \$ 546                    |
| <b>Basement:</b>   | Full                        | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Wood Frame, Wood Siding     | <b>Zoning:</b>    | R-2 - General Residential |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | No Smoking Home             |                   |                           |

**Inclusions:** none

Why rent when you can own? This well-maintained 3-level, 3-bedroom, 2-bathroom townhouse offers an excellent opportunity to step into home ownership with room for the whole family. The main floor features a renovated kitchen, a separate dining area, and a spacious living room with patio doors leading to the backyard—perfect for kids, pets, and outdoor entertaining. Upstairs, you’ll find all three bedrooms conveniently located on one level, ideal for young families. The primary bedroom boasts its own private balcony, along with two additional bedrooms and a beautifully renovated 4-piece bathroom. The basement is open and ready for your personal design, housing the laundry area and offering ample space for a games room, family room, or home gym. Recent upgrades include drywall, paint, flooring, cabinetry, and countertops. Located in a family-friendly complex close to schools, parks, and the Town of Edson trail system. Condo fees include one paved parking stall, professional management, exterior maintenance, water, sewer, and garbage. The complex is currently undergoing major exterior improvements including new roofing, siding, eaves, and downspouts—adding long-term value and peace of mind.