

# \$205,000 - 207, 5037 7 Avenue, Edson

MLS® #A2203058

## \$205,000

2 Bedroom, 2.00 Bathroom, 1,155 sqft

Residential on 0.00 Acres

Edson, Edson, Alberta

Bask in the comfort of this stunning corner unit in the sought-after Connor Heights condos, located at 5037 7th Avenue in Edson, Alberta. This bright and spacious 35+ condo showcases a northwest-facing orientation, flooding the space with natural light. The unit features two generously sized bedrooms, two bathrooms, and elegant finishes throughout, including hardwood flooring, ceramic tile, and carpet in the bedrooms. The modern kitchen is equipped with granite countertops, and gorgeous Chocolate Brown Shaker cabinets while the second-floor living area opens to a large balcony, perfect for relaxing or entertaining.

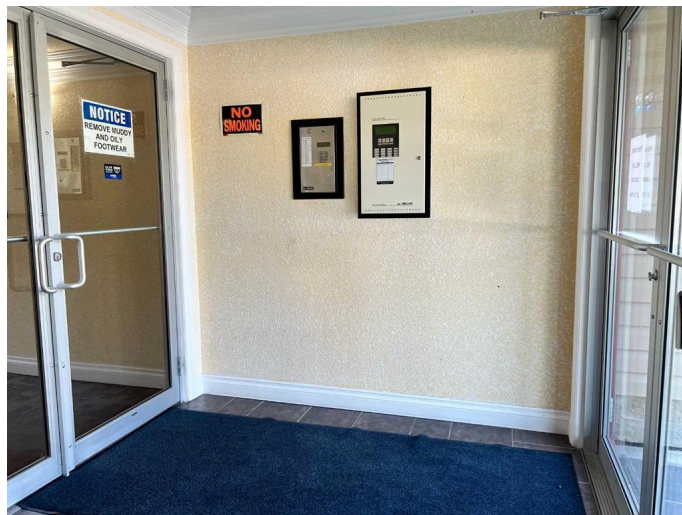
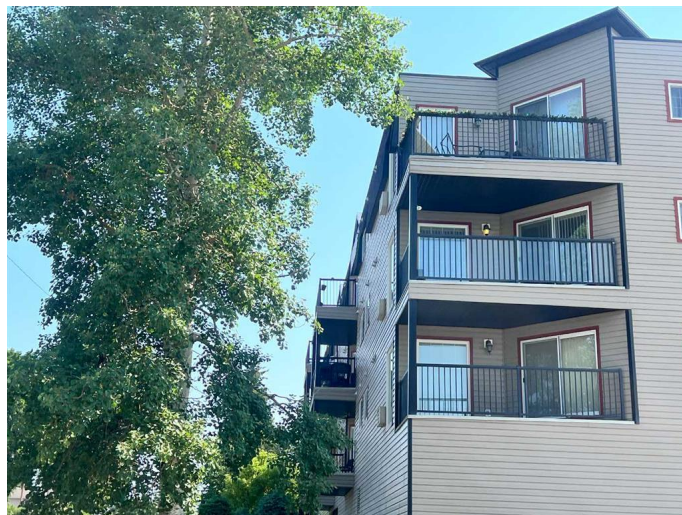
Additional highlights include a wall-mounted AC unit, a gorgeous electric fireplace, and a stackable washer and dryer for added convenience. Enjoy the ease of elevator access and a heated, assigned garage parking spot. Ideally situated within walking distance to downtown Edson, this condo offers both comfort and accessibility. Priced competitively, this is an incredible opportunity to own a beautiful, low-maintenance home in a prime location. Donâ€™t miss out!

Built in 2007

## Essential Information

MLS® # A2203058

Price \$205,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,155
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	207, 5037 7 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 0A8

### Amenities

Amenities	Parking, Elevator(s), Secured Parking, Snow Removal, Storage, Trash
Utilities	Sewer Connected, Cable Connected, Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	1
Parking	Off Street, Assigned, Parkade, Stall, Underground
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Wall/Window Air Conditioner, Range
Heating	Boiler, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
# of Stories	4

### Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Back Lane
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 18th, 2025
Days on Market	85
Zoning	DC
HOA Fees	575
HOA Fees Freq.	MON

**Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.