



GRASSROOTS
REALTY GROUP

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#2, 506 41 Street
Edson, Alberta

MLS # A2253304



\$80,000

Division:	Edson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	490 sq.ft.	Age:	1972 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Lot, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Greenbelt, Low M		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 431
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

Nestled in the north west corner on the bottom floor of this building you will find this cozy 1 bedroom, 1 bathroom apartment. There is a bright, open living, dining and kitchen area, a 4 pc bathroom and a good sized bedroom. There is also a large storage area for any extras you have to fins a place for! There is a common laundry room right next to this unit that is available for no charge. This is an excellent starter home or investment property!