



GRASSROOTS
REALTY GROUP

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8, 414 41 Street
Edson, Alberta

MLS # A2260263



\$105,000

Division:	Edson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	733 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	Sewer
Roof:	Tar/Gravel	Condo Fee:	\$ 563
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-3 - High Density Reside
Foundation:	-	Utilities:	Electricity, Natural Gas, Phone
Features:	Storage		

Inclusions: none

Whether you're a first-time homebuyer, empty nester, or investor, this affordable renovated 2-bedroom, 1-bathroom condo offers incredible value. Located on the second floor of Pine Crescent Condominiums, this unit features a Southwest exposure with peaceful ravine views from a private 12' x 4' balcony—perfect for enjoying sunsets and quiet evenings. Recent upgrades include paint, flooring, windows, doors, trim, modern fixtures, an updated bathroom, and appliances. The functional layout includes in-suite laundry with a stacking washer and dryer, plus additional storage. Situated in a quiet 12-unit building in Edson's desirable east end, this home is conveniently close to the new hospital, walking trails, and other amenities. Move-in ready and low maintenance, this property is a great opportunity no matter your stage in life. This property is currently leased until April 30th, 2025, at \$1300 per month all in.