



**GRASSROOTS**  
REALTY GROUP

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202, 777 48 Street  
Edson, Alberta

MLS # A2283386



**\$182,500**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | NONE                               |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 744 sq.ft.                         | Age:   | 2005 (21 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Assigned, Parkade                  |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | Few Trees                          |        |                   |

|             |                                                                                       |            |        |
|-------------|---------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Boiler, Hot Water, Natural Gas, Radiant                                               | Water:     | -      |
| Floors:     | Laminate, Linoleum                                                                    | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                       | Condo Fee: | \$ 341 |
| Basement:   | -                                                                                     | LLD:       | -      |
| Exterior:   | Concrete, Vinyl Siding                                                                | Zoning:    | R3     |
| Foundation: | Poured Concrete                                                                       | Utilities: | -      |
| Features:   | Ceiling Fan(s), Elevator, Jetted Tub, Laminate Counters, No Smoking Home, Soaking Tub |            |        |

Inclusions: None

This immaculate 2-bedroom, 2-bath adult living condo (55 years +) is move-in ready. It comes complete with refrigerator, stove, BI dishwasher, microwave/hoodfan, full-size stackable washer & dryer. All but the microwave/hoodfan are virtually brand new &ndash; they were purchased by the Seller and used for approximately one year. As well, there is an air conditioner in the living room installed when the condo was built. Laminate flooring flows throughout the halls, open-concept living area and bedrooms, there is linoleum in the two baths. The main bath has a jetted-soaker tub, the ensuite has a nice shower. The patio doors lead to the balcony, which has two storage closets. The building is well looked after and features an elevator, two common areas available for the resident&rsquo;s use. The building also features an indoor parkade. The condo is west-facing and is situated in a quiet area of Edson near the library, schools, shopping, restaurants, churches, and is not far from the downtown area. The condo fee is \$341.23/month & includes common area maintenance, grounds maintenance, parking, Reserve Fund contributions, water, sewer, snow removal, heat, trash, condo association insurance. This condo has everything you need for worry-free living and is available for very quick possession!