



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8, 624 41 Street
Edson, Alberta

MLS # A2304042



\$220,000

Division:	Edson		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,136 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Off Street		
Lot Size:	-		
Lot Feat:	Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Veneer, Wood Frame	Zoning:	R3 - High Density Residen
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: none

Nestled in a quiet, friendly east-end neighborhood, this charming 3-bedroom, 1-bathroom townhouse condo offers both comfort and convenience. This two-story home features a bright, open-concept main floor with a spacious kitchen, dining area, and living room—perfect for entertaining family and friends. Upstairs, you’ll find three well-sized bedrooms, offering plenty of space for a growing family or comfortable guest accommodations. The full bathroom on this level adds everyday convenience and functionality. The unfinished basement provides a blank canvas with endless possibilities—whether you’re looking to create additional living space, a home gym, or extra storage. Don’t miss this fantastic opportunity to own a beautiful townhouse condo in a desirable and convenient location!