



GRASSROOTS
REALTY GROUP

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6, 506 41 Street
Edson, Alberta

MLS # A2307241



\$115,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	737 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas, Radiant	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Flat	Condo Fee:	\$ 610
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-3 - High Density Reside
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	No Smoking Home		

Inclusions: none

This move-in-ready two-bedroom, one-bathroom condo in Edson offers comfort, convenience, and low-maintenance living in a quiet, desirable neighborhood. Situated on the second floor of a well-kept 12-unit building, the unit has been fully renovated with modern finishes, including updated cabinetry, flooring, windows, and bathroom fixtures, along with all appliances and in-suite laundry. Its proximity to the hospital and nearby walking trails enhances everyday livability, while the comprehensive condo fee simplifies ownership by covering essential services such as heat, water, maintenance, and snow removal. This property presents an excellent opportunity for those seeking a practical, turnkey home in a peaceful setting.