



GRASSROOTS
REALTY GROUP

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4, 624 41 Street
Edson, Alberta

MLS # A2310806



\$195,000

Division:	Edson		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,065 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Off Street, Outside, Parking Lot, Paved, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High Speed Internet
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

On the quiet east end of Edson, you'll find this family friendly townhouse complex that backs onto a greenspace. This 2 storey, 3-bedroom, 1 bathroom unit features an open concept main floor with a spacious kitchen with plenty of storage space and an island, a living room and a dining space as well as access to the back deck and the basement. The upper level hosts a large primary bedroom with a walk-in closet, a full 4-piece bathroom, and two additional good-sized bedrooms. The unfinished basement offers loads of potential for your design ideas. There's the utility and laundry areas, a space for another bathroom to be developed and there's a large open area with windows at both ends that could host an additional bedroom and a family room. The covered front porch entrance and the back deck offer spaces for enjoying the outdoors. This unit has recently been painted and is in move in condition. A great opportunity to get into the real estate market. Property is sold "as is/where is".