



GRASSROOTS
REALTY GROUP

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12, 414 41 Street
Edson, Alberta

MLS # A2325009



\$115,000

Division:	NONE		
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:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Brick, Stucco, Wood Frame
Foundation:	-
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 563
LLD:	-
Zoning:	R3-High Density Residenti
Utilities:	-

Inclusions: none

Affordable, well-maintained 2-bedroom, 1-bathroom condo located in the quiet east end of Edson, walking distance to shopping, restaurants, and the new hospital. This home is an excellent choice for first-time buyers, those looking to downsize, or investors seeking to expand their rental portfolio. The bright functional layout features a spacious living room with patio doors leading to a private balcony, where mature trees provide shade and a peaceful setting for relaxing or enjoying a summer BBQ. The galley kitchen includes newer appliances with a separate dining area for family dinners. Upgrades include laminate flooring, paint, and a granite-topped bathroom vanity. For added convenience, the home also features an in-suite stacking washer and dryer, along with one assigned parking stall. This move-in-ready condo offers excellent value in a desirable location. Don't miss your opportunity to view this fantastic property!