



GRASSROOTS
REALTY GROUP

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**722 50 Street
Edson, Alberta**

MLS # A2216225



\$219,000

Division:	Edson		
Type:	Residential/Other		
Style:	Bungalow		
Size:	908 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	1
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 448
Basement:	Crawl Space, None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Enjoy the convenience of one-level living! This 2-bedroom, 1-bathroom condo is ideally located near all amenities. It features a spacious entrance with a closet, an open living area with large windows that allow natural light to fill the space, a dining area, and a living room with a gas fireplace. The U-shaped kitchen offers plenty of cupboard space and a pantry. There's a spacious primary bedroom, a second bedroom, a 4-piece bathroom, a laundry room, and a utility room with access to the crawlspace. Recent updates include engineered hardwood flooring, new laundry machines, a water heater, and the shingles, which were replaced in 2014. New plumbing supply lines are being installed to replace the Poly B lines. A single attached garage provides additional storage and parking. This well-managed condo complex takes care of all exterior maintenance, allowing you to enjoy a hassle-free lifestyle. Chamberlain Court is an adult-only complex located on Main Street, offering a wonderful alternative to traditional condo living.