



**#2, 506 41 Street  
Edson, Alberta**

**MLS # A2253304**



**\$88,000**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	490 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Lot, Paved, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Greenbelt, Low Maintenance		

<b>Heating:</b>	Boiler, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 431
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	na		

Nestled in the north west corner on the bottom floor of this building you will find this cozy 1 bedroom, 1 bathroom apartment. There is a bright, open living, dining and kitchen area, a 4 pc bathroom and a good sized bedroom. There is also a large storage area for any extras you have to fins a place for! There is a common laundry room right next to this unit that is available for no charge. This is an excellent starter home or investment property!