



8, 414 41 Street  
Edson, Alberta

MLS # A2260263



**\$105,000**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	733 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 563
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-3 - High Density Reside
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity, Natural Gas, Phone
<b>Features:</b>	Storage		

**Inclusions:** none

Whether you're a first-time homebuyer, empty nester, or investor, this affordable renovated 2-bedroom, 1-bathroom condo offers incredible value. Located on the second floor of Pine Crescent Condominiums, this unit features a Southwest exposure with peaceful ravine views from a private 12' x 4' balcony—perfect for enjoying sunsets and quiet evenings. Recent upgrades include paint, flooring, windows, doors, trim, modern fixtures, an updated bathroom, and appliances. The functional layout includes in-suite laundry with a stacking washer and dryer, plus additional storage. Situated in a quiet 12-unit building in Edson's desirable east end, this home is conveniently close to the new hospital, walking trails, and other amenities. Move-in ready and low maintenance, this property is a great opportunity no matter your stage in life. This property is currently leased until April 30th, 2025, at \$1300 per month all in.