



GRASSROOTS
REALTY GROUP

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425 70 STREET
Edson, Alberta

MLS # A2276290



\$279,000

Division:	Edson		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	724 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Frame	Zoning:	R-GR
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	Kitchen Island		

Inclusions: N/A

Built in 2006, this nicely updated half duplex is located in the desirable Glenwood subdivision. The open-concept main floor features a spacious kitchen with centre island and adjoining dining area. The home offers three bedrooms, a three-piece bathroom on the main level, and a four-piece bathroom in the basement. Features include in-floor heat throughout, an air exchanger, rough-in for central vacuum. Recent updates include new shingles and parging completed in August 2022. Affordable and move-in ready. Currently tenanted offering strong addition to your investment profile.