



**202, 777 48 Street
Edson, Alberta**

MLS # A2283386



\$192,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	744 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	Few Trees		

Heating:	Boiler, Hot Water, Natural Gas, Radiant	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Elevator, Jetted Tub, Laminate Counters, No Smoking Home, Soaking Tub		

Inclusions: None

This immaculate 2-bedroom, 2-bath adult living condo (55 years +) is move-in ready. It comes complete with refrigerator, stove, BI dishwasher, microwave/hoodfan, full-size stackable washer & dryer. All but the microwave/hoodfan are virtually brand new – they were purchased by the Seller and used for approximately one year. As well, there is an air conditioner in the living room installed when the condo was built. Laminate flooring flows throughout the halls, open-concept living area and bedrooms, there is linoleum in the two baths. The main bath has a jetted-soaker tub, the ensuite has a nice shower. The patio doors lead to the balcony, which has two storage closets. The building is well looked after and features an elevator, two common areas available for the resident’s use. The building also features an indoor parkade. The condo is west-facing and is situated in a quiet area of Edson near the library, schools, shopping, restaurants, churches, and is not far from the downtown area. The condo fee is \$341.23/month & includes common area maintenance, grounds maintenance, parking, Reserve Fund contributions, water, sewer, snow removal, heat, trash, condo association insurance. This condo has everything you need for worry-free living and is available for very quick possession!