



**722 50 Street
Edson, Alberta**

MLS # A2300891



\$199,900

Division:	NONE		
Type:	Residential/Other		
Style:	Bungalow		
Size:	908 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Linoleum, Other	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	\$ 448
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: DISHWASHER, ELECTRIC RANGE, REFRIGERATOR, GARAGE DOOR CONTROL(S) RANGE HOOD, WASHER, DRYER, WINDOW COVERINGS INCLUDING HARDWARE

Experience easy, low-maintenance living in Chamberlain Court Condos! This well-maintained 55+ bungalow-style condo offers comfortable, one-level living in a highly convenient Edson location. Featuring 2 bedrooms and 1 full 4-piece bathroom, this home is thoughtfully laid out with a bright and functional design. You'll appreciate the engineered hardwood flooring, as well as the convenient laundry room located just off the attached garage for everyday ease. The home also includes a newer washer and dryer, and the hot water tank was replaced in 2023, providing added peace of mind. Step outside and enjoy being just minutes from downtown Edson, with easy access to local shops, restaurants, and the medical clinic—everything you need is close by. Whether you're looking to downsize or enjoy a quieter lifestyle, this property offers comfort, convenience, and community all in one. Don't miss your opportunity to own in this desirable 55+ complex!