



**GRASSROOTS**  
REALTY GROUP

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12, 414 41 Street  
Edson, Alberta

MLS # A1237453



**\$115,000**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	732 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 563
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This affordable apartment condo is located in the east end of Edson in a quiet area within a short walking distance to shopping, restaurants and the new hospital. It is a perfect home if you starting out, want to downsize or add as a revenue property to your portfolio. This home features 2 bedrooms, 1 bathroom, a good size living room with a patio door giving access to a balcony where you will enjoy the shade and privacy of the large trees in front while having a BBQ. Upgrades include fridge, stove, built-in dishwasher, microwave/hood fan, laminate flooring, paint and granite top vanity in the bathroom. There is a separate dining area off the kitchen with a window providing natural light and a view. A stacking washer/dryer adds your convenience of day to day living. There is also one assigned parking stall. Don't miss out on viewing this home!