



GRASSROOTS
REALTY GROUP

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8, 414 41 Street
Edson, Alberta

MLS # A2137164



\$110,000

Division:	Edson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	706 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: None

If you are looking for an investment property, empty nester or a first time home buyer, this could be the property for you! This affordable 2 bedroom, 1 bathroom condo unit is located on the 2nd floor in Pine Crescent Condominiums and has a Southwest exposure overlooking the ravine from a private 12x4 balcony. This unit has been extensively renovated including: new paint, flooring, windows, doors & trim, appliances, new bathroom, & new fixtures. There is also in-suite laundry with a stacking washer and dryer and storage. This building has 12 units in total and is located in the quiet, desirable east end of Edson close to the new hospital and walking trails.