



**GRASSROOTS**  
REALTY GROUP

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11, 506 41 Street  
Edson, Alberta

MLS # A2167404



**\$109,000**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	729 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas, Radiant	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Flat	Condo Fee:	\$ 610
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-3 High Density Resident
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	No Smoking Home		

Inclusions: none

Affordable 2-bedroom, 1-bathroom condo unit located on the 3rd floor in Brookside Condominiums. This unit has been upgraded to include newer paint, flooring, windows, bathroom & new fixtures, in-suite laundry with a stacking washer and dryer and storage. The 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. Condo Fee Includes (heat, water & sewer, garbage, grounds keeping, snow removal, common area cleaning & maintenance, parking, and professional management)