



GRASSROOTS
REALTY GROUP

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1, 414 41 Street
Edson, Alberta

MLS # A2183629



\$92,000

Division:	Edson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	633 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 546
Basement:	-	LLD:	22-53-17-W5
Exterior:	Mixed	Zoning:	6
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows		

Inclusions:	na
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Beautifully Renovated 2-Bedroom, 1-Bathroom Condo with In-Unit Laundry Welcome home to this stunning 2-bedroom, 1-bathroom condo, thoughtfully renovated and move-in ready. Located on the bottom floor, this home offers a perfect blend of style and convenience. Key Features: In-Unit Washer and Dryer Hook ups: Say goodbye to shared laundry facilities! Modern Renovations: The kitchen features updated cabinets and countertops, blending style and functionality. Spacious Layout: Two well-sized bedrooms, a comfortable living area, and plenty of natural light throughout. Ground-Floor Living: Although located on the bottom floor, this condo provides easy access with stairs to the entrance. Prime Location: Conveniently close to New Hospital, Walking distance to Tim Hortons, Wendy's, Smittys. McDonald's and parks gas stations and walking trails This charming condo is ideal for anyone seeking a stylish yet practical home in a great location. Don't miss your chance to see it!