



302, 1615 41 Street  
Edson, Alberta

MLS # A2197242



**\$131,000**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	1,011 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 566
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** None

This 2 bedroom, 2 bathroom condo in Place One is located in one of Edson's highly sought after family friendly neighbourhoods, Hillendale. It boasts an open concept floor plan. The kitchen is well appointed. Enjoy this living room is light filled with southern exposure and its large glass door access to the balcony. Stay extra warm and cozy in the winter months with the living room's gas fireplace. Primary suite features a full en-suite bathroom. This unit also boasts a second bedroom, full 4 piece bathroom and in-unit laundry. Hillendale has access to the Town of Edson's trail network, neighbourhood play ground & is in close proximity to the Edson Hospital.