



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

202, 777 48 Street
Edson, Alberta

MLS # A2211497



\$209,000

Division:	Edson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	769 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Enclosed, Off Street, Parkade, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Fiber Optics,
Features:	Ceiling Fan(s), Elevator, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows		

Inclusions: N/A

Experience carefree living in this 2-bedroom, 2-bathroom condo situated on the second floor of Spruce Terrace Condominiums. This unit features an open living area with patio doors that lead to a spacious balcony, as well as a built-in air conditioning unit. The kitchen is large and includes a dining area, plenty of storage space, a pantry cupboard, and upgraded appliances. The primary bedroom boasts a generous closet and a 3-piece ensuite bathroom. There is also a second bedroom that can serve as a guest room or an office, and the main 4-piece bathroom is equipped with a jetted tub. For added convenience, the in-unit laundry room has full-size machines and additional storage space. The flooring throughout the condo is low-maintenance laminate and linoleum. Enjoy the large, west-facing balcony, which offers a wonderful space for outdoor relaxation and includes storage rooms (totaling 42 sq. ft.) at each end. Spruce Terrace Condominiums is a well-maintained adult living (55+) concrete building constructed in 2005. The common areas have recently been updated and painted. Building amenities include grade-level indoor heated parking, outdoor parking, an elevator, a social room, and a games room for residents to enjoy. Conveniently located next to Kinsmen Park and across from the Red Brick Arts Center and the Edson Library, the condominium is just a short walk away from the Leisure Centre, Medical Centre, and main street.