



GRASSROOTS
REALTY GROUP

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7, 414 41 Street
Edson, Alberta

MLS # A2212707



\$108,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	733 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 563
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-4 High Den
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Smoking Home		

Inclusions: none

Whether you're a first-time homebuyer, an investor, or looking to downsize, this affordable 2-bedroom, 1-bathroom condo in Pine Crescent Condominiums could be the perfect fit. Located on the second floor with a desirable southwest exposure, the unit offers peaceful views of the ravine from a private 12x4-foot balcony. Over the years, the condo has seen numerous upgrades including newer paint, flooring, windows, doors, trim, modern appliances, updated cupboards, bathroom fixtures, and the addition of in-suite laundry with a stacking washer and dryer, plus extra storage. Situated in a quiet, sought-after area in Edson's east end, the building is close to the new hospital and scenic walking trails. With only 12 units in the complex, it offers a more intimate living environment. The monthly condo fee covers heat, water and sewer, garbage removal, grounds keeping, snow removal, common area maintenance and cleaning, parking, and professional management—making it a low-maintenance, worry-free investment or home.