

**206, 777 48 Street  
Edson, Alberta**

**MLS # A2275795**



**\$220,000**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	983 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home		

**Inclusions:** entertainment unit and couch are negotiable

Enjoy your morning coffee while taking in the scenic views of Kinsmen Park from this immaculate 2 bedroom condo. Proudly offered by the original owner, this bright and well-maintained adult condo has never been smoked in and has never housed pets. The home features a spacious primary bedroom with a 2-piece ensuite, a second bedroom, and a large 4-piece bathroom. The open concept kitchen, living, and dining areas provide a welcoming space for everyday living and entertaining. Additional highlights include ample storage in the laundry room, plus an extra storage unit conveniently located on the deck. Residents will appreciate the heated underground parking, elevator access, and well-kept common areas. Centrally located, this condo is within close proximity to lots of green spaces, the Edson Library, Red Brick Arts Centre & Museum, Pioneer Cabin, YCE Multiplex, Edson Medical Centre, churches, and many other amenities. A wonderful place to call home!