

**11, 506 41 Street
Edson, Alberta**

MLS # A2276388



\$103,999

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	729 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas, Radiant	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Flat	Condo Fee:	\$ 610
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-3 High Density Resident
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected, Garbage Removal
Features:	No Smoking Home		

Inclusions: none

Affordable and well-maintained 2-bedroom, 1-bathroom condo located on the 3rd floor of Brookside Condominiums. This updated unit features newer paint, flooring, windows, a refreshed bathroom, and modern fixtures throughout. Enjoy the convenience of in-suite laundry with a stacking washer and dryer, along with additional in-unit storage. The building offers a quiet atmosphere with only 12 units in total and is ideally situated in the desirable east end of Edson, close to the new hospital, walking trails, and everyday amenities. Condo fees include heat, water and sewer, garbage removal, grounds keeping, snow removal, common area cleaning and maintenance, parking, and professional management—making this an excellent opportunity for first-time buyers, downsizers, or investors seeking low-maintenance living.