

**#2, 506 41 Street  
Edson, Alberta****MLS # A2182012****\$80,000**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	490 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Lot, Paved, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance		

**Heating:** Boiler, Hot Water, Natural Gas**Floors:** Laminate, Tile**Roof:** Tar/Gravel**Basement:** -**Exterior:** Stucco, Wood Frame**Foundation:** Poured Concrete**Features:** See Remarks**Water:** -**Sewer:** -**Condo Fee:** \$ 431**LLD:** -**Zoning:** R-4**Utilities:** -**Inclusions:** None

Cozy 1 bedroom, 1 bathroom apartment offers a blend of comfort and convenience in quiet neighbourhood backing onto greenspace. Good sized windows provide ample natural light into this lower level unit. Bright functional eat-in kitchen leads to pleasant living room. Furry friends are welcomed, subject to approval. In-unit storage helps keep living area neat and organized. In-building laundry provided at no cost.