

206, 777 48 Street  
Edson, Alberta

MLS # A2275795



# \$220,000

Division:	Edson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	983 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	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 Kinsmen Park, 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!