

**425 70 STREET**  
**Edson, Alberta**

**MLS # A2276290**



# \$279,000

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	724 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame	<b>Zoning:</b>	R-GR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Phone
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Built in 2006, this nicely updated half duplex is located in the desirable Glenwood subdivision. The open-concept main floor features a spacious kitchen with centre island and adjoining dining area. The home offers three bedrooms, a three-piece bathroom on the main level, and a four-piece bathroom in the basement. Features include in-floor heat throughout, an air exchanger, rough-in for central vacuum. Recent updates include new shingles and parging completed in August 2022. Affordable and move-in ready. Currently tenanted offering strong addition to your investment profile.