

# \$109,000 - 11, 506 41 Street, Edson

MLS® #A2167404

**\$109,000**

2 Bedroom, 1.00 Bathroom, 729 sqft

Residential on 0.00 Acres

NONE, Edson, Alberta

Affordable 2-bedroom, 1-bathroom condo unit located on the 3rd floor in Brookside Condominiums. This unit has been upgraded to include newer paint, flooring, windows, bathroom & new fixtures, in-suite laundry with a stacking washer and dryer and storage. The building has 12 units in total and is located in the quiet, desirable east end of Edson close to the new hospital and walking trails. Condo Fee Includes (heat, water & sewer, garbage, grounds keeping, snow removal, common area cleaning & maintenance, parking, and professional management)

Built in 1972

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2167404    |
| Price          | \$109,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 729         |
| Acres          | 0.00        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 11, 506 41 Street |
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1A2           |

## Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Coin Laundry, Laundry, Parking                                                                     |
| Utilities      | Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected |
| Parking Spaces | 1                                                                                                  |
| Parking        | Assigned, Parkade, Stall                                                                           |

## Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | No Smoking Home                                    |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer Stacked |
| Heating           | Boiler, Natural Gas, Radiant                       |
| Cooling           | None                                               |
| # of Stories      | 3                                                  |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | None               |
| Roof              | Flat               |
| Construction      | Stucco, Wood Frame |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | October 1st, 2024         |
| Days on Market | 384                       |
| Zoning         | R-3 High Density Resident |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.