

# \$88,000 - #2, 506 41 Street, Edson

MLS® #A2253304

**\$88,000**

1 Bedroom, 1.00 Bathroom, 490 sqft

Residential on 0.00 Acres

Edson, Edson, Alberta

Nestled in the north west corner on the bottom floor of this building you will find this cozy 1 bedroom, 1 bathroom apartment. There is a bright, open living, dining and kitchen area, a 4 pc bathroom and a good sized bedroom. There is also a large storage area for any extras you have to find a place for! There is a common laundry room right next to this unit that is available for no charge. This is an excellent starter home or investment property!

Built in 1972

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253304          |
| Price          | \$88,000          |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 490               |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | #2, 506 41 Street |
| Subdivision | Edson             |



|             |                   |
|-------------|-------------------|
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1A9           |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Laundry, Parking                               |
| Parking Spaces | 1                                              |
| Parking        | Off Street, Paved, Stall, Parking Lot, Plug-In |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | See Remarks                                               |
| Appliances        | Electric Stove, Microwave, Refrigerator, Window Coverings |
| Heating           | Boiler, Hot Water, Natural Gas                            |
| Cooling           | None                                                      |
| # of Stories      | 3                                                         |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                        |
| Lot Description   | Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance Landscape, Greenbelt |
| Roof              | Tar/Gravel                                                                                  |
| Construction      | Stucco, Wood Frame                                                                          |
| Foundation        | Poured Concrete                                                                             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 19                  |
| Zoning         | R-4                 |
| HOA Fees       | 431                 |
| HOA Fees Freq. | MON                 |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

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