

# \$108,000 - 7, 414 41 Street, Edson

MLS® #A2212707

**\$108,000**

2 Bedroom, 1.00 Bathroom, 733 sqft

Residential on 0.00 Acres

NONE, Edson, Alberta

Whether you're a first-time homebuyer, an investor, or looking to downsize, this affordable 2-bedroom, 1-bathroom condo in Pine Crescent Condominiums could be the perfect fit. Located on the second floor with a desirable southwest exposure, the unit offers peaceful views of the ravine from a private 12x4-foot balcony. Over the years, the condo has seen numerous upgrades including newer paint, flooring, windows, doors, trim, modern appliances, updated cupboards, bathroom fixtures, and the addition of in-suite laundry with a stacking washer and dryer, plus extra storage. Situated in a quiet, sought-after area in Edson's east end, the building is close to the new hospital and scenic walking trails. With only 12 units in the complex, it offers a more intimate living environment. The monthly condo fee covers heat, water and sewer, garbage removal, grounds keeping, snow removal, common area maintenance and cleaning, parking, and professional management—making it a low-maintenance, worry-free investment or home.

Built in 1972

## Essential Information

MLS® #	A2212707
Price	\$108,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	733
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	7, 414 41 Street
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1A2

### Amenities

Amenities	None
Parking Spaces	1
Parking	Off Street

### Interior

Interior Features	Closet Organizers, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Boiler, Natural Gas
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

### Additional Information

Date Listed	April 18th, 2025
Days on Market	18
Zoning	R-4 High Den

### Listing Details

Listing Office

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