

# \$217,500 - 202, 777 48 Street, Edson

MLS® #A2211497

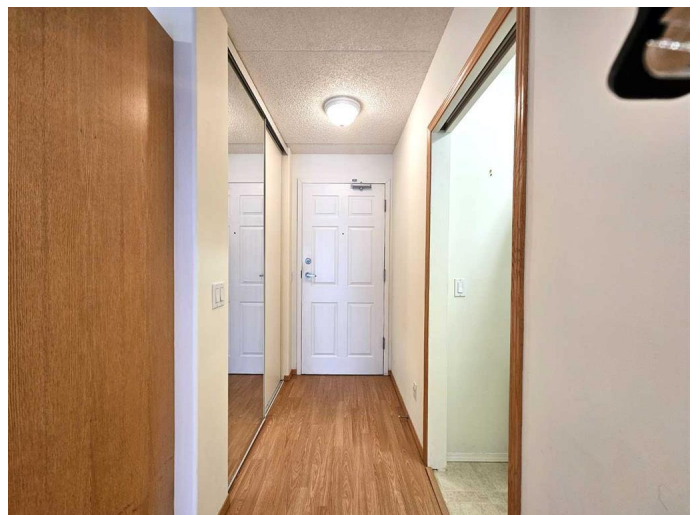
## \$217,500

2 Bedroom, 2.00 Bathroom, 769 sqft

Residential on 0.00 Acres

Edson, Edson, Alberta

Experience carefree living in this 2-bedroom, 2-bathroom condo situated on the second floor of Spruce Terrace Condominiums. This unit features an open living area with patio doors that lead to a spacious balcony, as well as a built-in air conditioning unit. The kitchen is large and includes a dining area, plenty of storage space, a pantry cupboard, and upgraded appliances. The primary bedroom boasts a generous closet and a 3-piece ensuite bathroom. There is also a second bedroom that can serve as a guest room or an office, and the main 4-piece bathroom is equipped with a jetted tub. For added convenience, the in-unit laundry room has full-size machines and additional storage space. The flooring throughout the condo is low-maintenance laminate and linoleum. Enjoy the large, west-facing balcony, which offers a wonderful space for outdoor relaxation and includes storage rooms (totaling 42 sq. ft.) at each end. Spruce Terrace Condominiums is a well-maintained adult living (55+) concrete building constructed in 2005. The common areas have recently been updated and painted. Building amenities include grade-level indoor heated parking, outdoor parking, an elevator, a social room, and a games room for residents to enjoy. Conveniently located next to Kinsmen Park and across from the Red Brick Arts Center and the Edson Library, the condominium is just a short walk away from the Leisure Centre, Medical Centre, and main street.



Built in 2005

## Essential Information

MLS® #	A2211497
Price	\$217,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	769
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	202, 777 48 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1Z6

## Amenities

Amenities	Elevator(s), Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Utilities	Cable Connected, Electricity Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Assigned, Enclosed, Off Street, Parkade, Secured, Stall

## Interior

Interior Features	Ceiling Fan(s), Elevator, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard, Boiler, Hot Water, Natural Gas
Cooling	Wall/Window Unit(s)

# of Stories                3

**Exterior**

Exterior Features    Balcony, Lighting, Rain Gutters  
Roof                     Asphalt Shingle  
Construction         Concrete, Vinyl Siding  
Foundation           Poured Concrete

**Additional Information**

Date Listed            April 13th, 2025  
Days on Market       72  
Zoning                  R3

**Listing Details**

Listing Office           ROYAL LEPAGE EDSON REAL ESTATE

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