

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

MLS® #A2211497

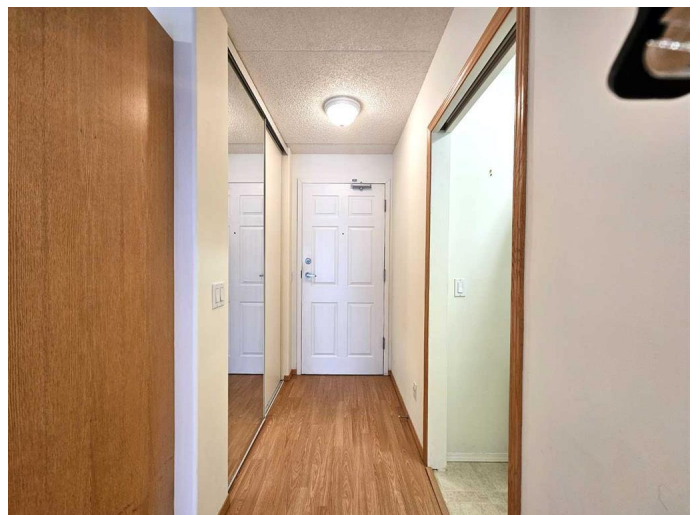
## \$217,500

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       70  
Zoning                  R3

**Listing Details**

Listing Office           ROYAL LEPAGE EDSON REAL ESTATE

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