

# **\$66,500 - 104b, 5611 9 Avenue, Edson**

MLS® #A2167807

**\$66,500**

2 Bedroom, 1.00 Bathroom, 773 sqft

Residential on 0.00 Acres

Edson, Edson, Alberta

An excellent investment opportunity awaits! This 2-bedroom unit is located on the main floor of Building B, faces north, and is near the east end entrance. All rooms are spacious and feature either carpet or linoleum flooring. The galley-style kitchen includes a full-sized fridge, stove, and dishwasher. You will discover a large living room with sliding doors that open to an expansive patio area, perfect for barbecuing or enjoying the outdoors. The 4-piece bathroom has recently been renovated with a new tub, tub surround, vanity, faucets, lighting, flooring, and fresh paint. New light fixtures have been installed throughout the space, and the carpets have just been professionally cleaned. This unit offers plenty of storage space, including an in-suite storage room and ample closet space at the entrance. The building's laundry room, located just down the hall, features upgraded machines that operate on a Coinomatic card system. Security measures include interior hallway cameras, entrance cameras, and fob-controlled access for tenants, along with an intercom system for guests. There is a large parking lot that provides one powered spot per unit, with additional spots available for a monthly fee. Mountain Vista Condominiums are professionally managed by Realty Canada, and there is an onsite manager with an office in Building A. The Condo Board is active, and the Condo Corporation maintains a healthy Reserve Fund. This complex is situated in the Westhaven neighborhood, close to schools,



shopping, recreational facilities, and the Town's trail system. Whether you choose to self-manage or hire a property manager, this unit offers a hassle-free investment option. Currently, the unit is vacant and ready for quick possession. If youâ€™re looking to expand your investment portfolio, this condo is definitely worth considering!

Built in 1978

**Essential Information**

MLS® #	A2167807
Price	\$66,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	773
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

**Community Information**

Address	104b, 5611 9 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1R5

**Amenities**

Amenities	Laundry, Parking, Visitor Parking
Utilities	Cable Connected, Electricity Connected, Garbage Collection, High Speed Internet Available, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Assigned, Off Street, Outside, Paved, Parking Lot, Plug-In, Stall

Interior

Interior Features	Vinyl Windows, Laminate C Home, Storage
Appliances	Dishwasher, Refrigerator, Ra
Heating	Natural Gas, Baseboard, Hot
Cooling	None
# of Stories	3



Exterior

Exterior Features	Lighting, Rain Gutters
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding

Additional Information

Date Listed	January 7th, 2025
Days on Market	112
Zoning	R3

Listing Details

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

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.