



**GRASSROOTS**  
REALTY GROUP

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**217A, 5611 10 Avenue  
Edson, Alberta**

**MLS # A2099380**



**\$104,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	983 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 575
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3 - High Density Reside
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** none

Don't miss this beautifully upgraded 3-bedroom, 2-bathroom apartment-style condominium located on the second floor in the desirable Mountain Vista community. This spacious home features an open-concept kitchen and dining area, perfect for entertaining or family meals. The large living room boasts sliding doors that lead to your own private balcony, providing a great spot to relax and enjoy the view. The master bedroom includes a convenient 2-piece ensuite, while two additional well-sized bedrooms share a full 4-piece bathroom. Additional storage space ensures you have room for everything, and the location couldn't be more ideal—close to schools, downtown, and shopping, making it a perfect choice for families or an excellent investment opportunity. Located in a secure building with onsite management.