



**GRASSROOTS**  
REALTY GROUP

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217A, 5611 10 Avenue  
Edson, Alberta

MLS # A2099380



**\$104,999**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	983 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street		
Lot Size:	-		
Lot Feat:	-		

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