



GRASSROOTS
REALTY GROUP

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109B, 5611 9 Avenue
Edson, Alberta

MLS # A2164942



\$64,900

Division:	Edson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	776 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 490
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Built-in Features, Laminate Counters		

Inclusions: n/a

Unlock a prime investment opportunity with this well-situated 2-bedroom condo, ideally positioned on the main floor of Building B. This south-facing unit offers ample sunlight and easy access to the green space, making convenience a key feature. Step into a spacious living area where comfort meets functionality. The kitchen is equipped with a full-sized fridge, stove, and dishwasher, complemented by well-organized cabinetry. The living room boasts sliding doors that open to a generous patio area. The unit includes a 4-piece bathroom, a large in-suite storage room, and ample closet space near the entrance. The building features a laundry room with upgraded machines, operated via a Coinomatic card system, and robust security measures including interior cameras and fob-controlled access. Each unit benefits from a designated powered parking spot, with additional visitor parking or additional assigned spaces available for a nominal monthly fee. Mountain Vista Condominiums offers professional management with an onsite manager, ensuring smooth operations. Located in the desirable Westhaven neighborhood, the complex is close to schools, shopping, recreational facilities, and town trails. Whether you plan to self-manage or hire a property manager, this condo is an excellent addition to any investment portfolio. With the unit currently vacant, you can enjoy a swift and hassle-free acquisition.