



GRASSROOTS
REALTY GROUP

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215B, 5611 9 Avenue
Edson, Alberta

MLS # A2195952



\$59,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	773 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Parking Lot, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 454
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R3
Foundation:	-	Utilities:	Cable Connected, Electricity Connected, Fiber Optics,
Features:	Laminate Counters, Storage, Vinyl Windows		

Inclusions: N/A

An investment opportunity awaits! This 2-bedroom unit is on the second floor of Building B and has a southern view. All rooms are a good size and have either carpet or linoleum. Galley style kitchen with full sized fridge, stove and dishwasher. Huge living room with patio doors to the balcony that is great for BBQing or enjoying the outdoors. There's a 4-piece bathroom, a large in-suite storage room and large closet storage space in the unit's entrance. The building's laundry room is on the lower level and has upgraded machines operated by a Coinomatic card system. Building security includes interior hallway and entrance cameras and each entrance has fob controlled access for tenants and an intercom system for guests. Large parking lot provides one powered spot for each unit and other 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. There's a great Condo Board in place and the Condo Corporation has a healthy Reserve Fund. The complex is located in the Westhaven neighborhood, close to schools, shopping, recreation, and the Town's trail system. This unit can be self-managed or managed by a property manager for a hassle-free investment. Whether you're looking to start out in the real estate market or for an investment property, this Condo is worth a look. This unit is currently vacant, and quick possession is available for its new owner.