

107B, 5611 9 Avenue  
Edson, Alberta

MLS # A2223171



\$112,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,063 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Paved, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	\$ 570
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

PERFECT INCOME PROPERTY OR CONVENIENT CONDO LIFESTYLE FOR THOSE WHO DON'T WANT TO SHOVEL OR MOW LAWN! THIS UNIT IS SPECIAL - IT HAS IN-SUITE LAUNDRY! Spacious, clean, and newly painted throughout, featuring 3 bedrooms & 2 bathrooms (main bath is 4pc and primary bedroom is 2 pc ensuite and walk in closet). This beautiful condo has been extensively updated and is on the main level of the building with its' own additional private entrance via the keyed patio door. The kitchen has gorgeous maple cabinets and is complete with 4 full sized black appliances and stylish black ceramic floor tiles. There is an open concept dining room and living room, office/den, laundry room with stackable washer/dryer plus storage space. Floors are laminate and tile (no carpet)! Extensive renos include: NEW paint throughout; new popcorn ceiling in main area & hallway; main bath has new white subway tile surround & backsplash, new gleaming black countertop; updated kitchen has new gleaming black countertops, white subway tile backsplash, updated dishwasher; updated washer/dryer, updated flooring in living room & hallway. Recent building updates include newer windows/patio doors, landscaping, and exterior paint. Condo fees include heat, hot water, sewer, water, building management/caretaker, garbage removal, snow removal, yard maintenance, exterior building and maintenance of common areas. Parking is included (outdoor in parking lot). Just across from Vanier K-6 Elementary School! Close to playgrounds, other schools, paved walking trails, recreation center/pool, shopping, grocery, and various other amenities. This is a great and affordable condo that is move in ready - quick possession is an option!