

**316B, 5611 9 Avenue
Edson, Alberta****MLS # A2269620****\$75,500**

Division:	Edson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	976 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Parking Lot, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 570
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R3
Foundation:	-	Utilities:	Cable Connected, Electricity Connected, High Speed I
Features:	Laminate Counters, No Animal Home, Storage, Vinyl Windows		

Inclusions: N/A

A fantastic investment opportunity awaits! This 3-bedroom, 1.5 bathroom unit is on the 3rd floor of Mountain Vista Condos Building B on the northwest side of the building. All rooms are a good size and have either carpet or linoleum. The galley-style kitchen is equipped with full-sized appliances (fridge, stove and dishwasher) and plenty of cabinets. The spacious living room has sliding doors to the large patio area that is great for BBQing or enjoying the outdoors. Down the hall, there's three good-sized bedrooms with the primary bedroom having a walk-thru closet and 2 piece ensuite, a 4-piece bathroom, and a large in-suite storage room. The unit's entrance hosts a large closet for storing your gear. This unit has recently been painted and is in good condition. The building's laundry room is located on the main floor 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. The large parking lot provides one powered spot for each unit and there's lots of street parking for guests. 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 and reasonable condo fees. 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 current tenanted (just moved in) which makes for a great turn-key investment

property.