

**104B, 5611 9 Avenue  
Edson, Alberta**

**MLS # A2167807**



**\$66,500**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	773 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Outside, Parking Lot, Paved, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 455
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	Cable Connected, Electricity Connected, Garbage Col
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** N/A

An excellent investment opportunity awaits! This 2-bedroom unit is located on the main floor of Building B, faces north, and is near the east end entrance. All rooms are spacious and feature either carpet or linoleum flooring. The galley-style kitchen includes a full-sized fridge, stove, and dishwasher. You will discover a large living room with sliding doors that open to an expansive patio area, perfect for barbecuing or enjoying the outdoors. The 4-piece bathroom has recently been renovated with a new tub, tub surround, vanity, faucets, lighting, flooring, and fresh paint. New light fixtures have been installed throughout the space, and the carpets have just been professionally cleaned. This unit offers plenty of storage space, including an in-suite storage room and ample closet space at the entrance. The building's laundry room, located just down the hall, features upgraded machines that operate on a Coinomatic card system. Security measures include interior hallway cameras, entrance cameras, and fob-controlled access for tenants, along with an intercom system for guests. There is a large parking lot that provides one powered spot per unit, with additional 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. The Condo Board is active, and the Condo Corporation maintains a healthy Reserve Fund. This complex is situated in the Westhaven neighborhood, close to schools, shopping, recreational facilities, and the Town's trail system. Whether you choose to self-manage or hire a property manager, this unit offers a hassle-free investment option. Currently, the unit is vacant and ready for quick possession. If you're looking to expand your investment portfolio, this condo is definitely worth considering!