

**104A, 5611 10 Avenue  
Edson, Alberta**

**MLS # A2193866**



**\$69,000**

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<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, Parking Lot, 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, Storage, Vinyl Windows		

**Inclusions:** N/A

A fantastic investment opportunity awaits! This 2-bedroom unit is on the main floor of Mountain Vista Condos Building A on the north side of the building and is conveniently located close to the east end entrance and parking lot access door. 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 white cabinets with new hardware. 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 two good-sized bedrooms, an upgraded 4-piece bathroom, and an in-suite storage room. The unit's entrance hosts a large closet and an additional closet for a pantry or linen closet. This unit has just had a fresh coat of paint, the carpets cleaned, new light fixtures installed, and an ozone treatment was performed for a fresh space for its new occupant. The building's laundry room is conveniently located just down the hall 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. 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.