

# **\$64,900 - 109b, 5611 9 Avenue, Edson**

MLS® #A2164942

**\$64,900**

2 Bedroom, 1.00 Bathroom, 776 sqft

Residential on 0.00 Acres

Edson, Edson, Alberta

Unlock a prime investment opportunity with this well-situated 2-bedroom condo, ideally positioned on the main floor of Building B. This south-facing unit offers ample sunlight and easy access to the green space, making convenience a key feature.

Step into a spacious living area where comfort meets functionality. The kitchen is equipped with a full-sized fridge, stove, and dishwasher, complemented by well-organized cabinetry. The living room boasts sliding doors that open to a generous patio area.

The unit includes a 4-piece bathroom, a large in-suite storage room, and ample closet space near the entrance.

The building features a laundry room with upgraded machines, operated via a Coinomatic card system, and robust security measures including interior cameras and fob-controlled access. Each unit benefits from a designated powered parking spot, with additional visitor parking or additional assigned spaces available for a nominal monthly fee. Mountain Vista Condominiums offers professional management with an onsite manager, ensuring smooth operations. Located in the desirable Westhaven neighborhood, the complex is close to schools, shopping, recreational facilities, and town trails.

Whether you plan to self-manage or hire a property manager, this condo is an excellent addition to any investment portfolio. With the unit currently vacant, you can enjoy a swift and



hassle-free acquisition.

Built in 1978

### **Essential Information**

MLS® #	A2164942
Price	\$64,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	776
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	109b, 5611 9 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1R5

### **Amenities**

Amenities	Coin Laundry, Parking
Parking Spaces	1
Parking	Off Street, Stall

### **Interior**

Interior Features	Built-in Features, Laminate Counters
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Boiler
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Construction	Concrete, Wood Frame, Wood Siding

**Additional Information**

Date Listed	September 18th, 2024
Days on Market	278
Zoning	R3

**Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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