

\$69,000 - 104a, 5611 10 Avenue, Edson

MLS® #A2193866

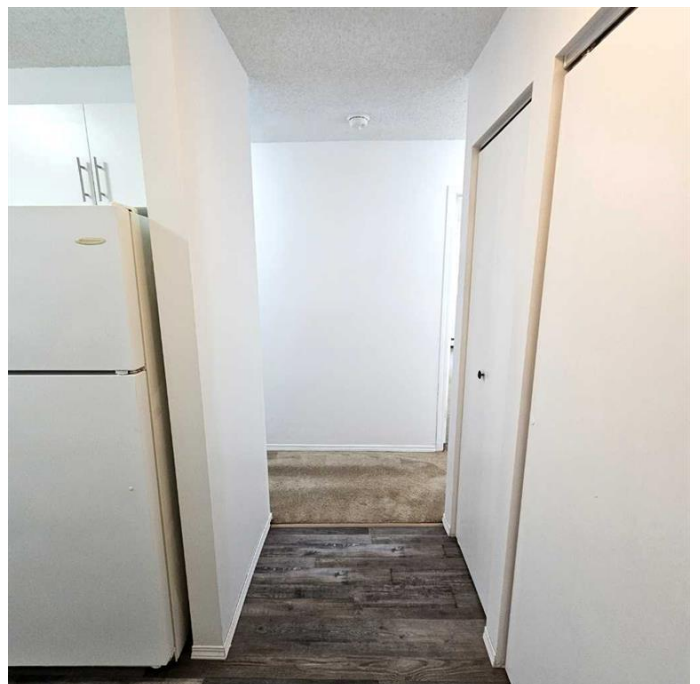
\$69,000

2 Bedroom, 1.00 Bathroom, 773 sqft

Residential on 0.00 Acres

Edson, Edson, Alberta

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.



Thereâ€™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 youâ€™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.

Built in 1978

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2193866 |
| Price | \$69,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 773 |
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Low-Rise(1-4) |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 104a, 5611 10 Avenue |
| Subdivision | Edson |
| City | Edson |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E 1R4 |

Amenities

| | |
|-----------|--|
| Amenities | Visitor Parking, Coin Laundry, Parking, Trash |
| Utilities | Electricity Connected, Cable Connected, Garbage Collection, High |

| | |
|----------------|-----------------------------------|
| | Speed Internet Available, Sewer |
| Parking Spaces | 1 |
| Parking | Assigned, Off Street, Stall, Paid |

Interior

| | |
|-------------------|--------------------------------------|
| Interior Features | Vinyl Windows, Laminate Countertops |
| Appliances | Dishwasher, Range Hood, Refrigerator |
| Heating | Natural Gas, Baseboard, Hot Water |
| Cooling | None |
| # of Stories | 3 |

Exterior

| | |
|-------------------|-------------------------|
| Exterior Features | Lighting, Rain Gutters |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |



Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 12th, 2025 |
| Days on Market | 115 |
| Zoning | R3 |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.